



TO LET/FOR SALE

24 - 25 York Villas
Brighton, East Sussex, BN1 3TS



Key Features

- Forming part of a secluded courtyard development
- Located over the ground floor providing open plan / fitted workspace
- LED lighting / suspended ceiling / fitted kitchen
- Air source heat pump
- BREEAM target rating of 'Very Good'
- Secure bike storage facilities
- Potential for a variety of uses within Use Class E (STNC)
- Easy walking distance to Brighton Station
- No service charge payable



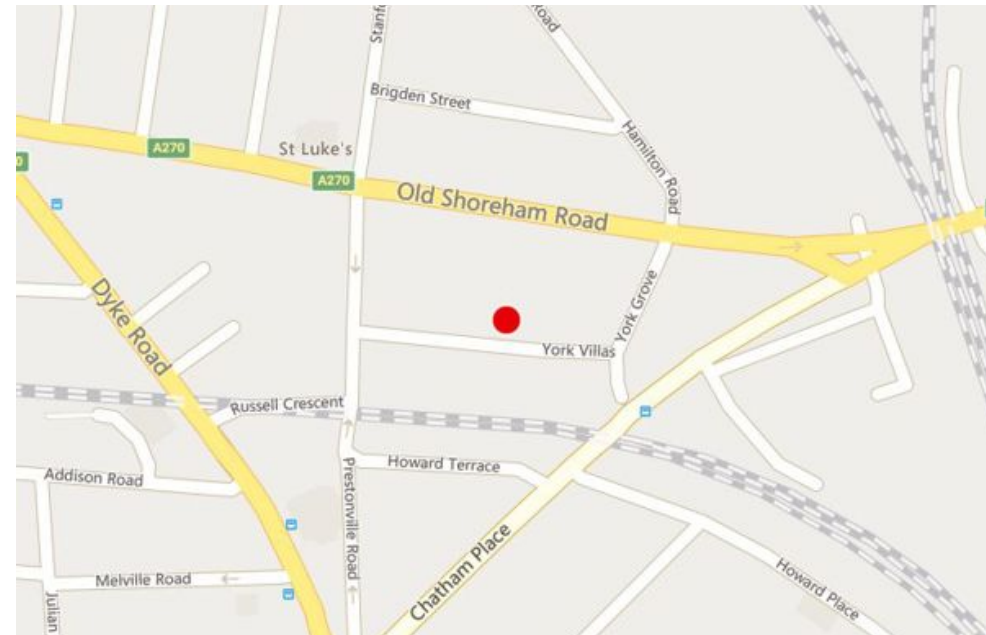


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Location & Situation

The property is located in the popular Seven Dials area, towards the centre of Brighton, approximately 0.4 miles to the north of Brighton Station.

The surrounding area offers a range of amenities, including shops, cafés and restaurants.





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Description

Brighton - New Build Office / Class E Unit

The development has been built to a BREAM 'Very Good' standard and thus provides excellent energy efficiency and ESG credentials, with low running costs and is heated via an air source heat pump.

The available units are situated on the ground floor part of this modern, mixed-use development, comprising residential accommodation over the upper parts and a suite of office units arranged around a central courtyard.

The space is fitted to a modern office specification to include suspended ceiling, LED lighting, fitted kitchen and is approached via a secure, landscaped internal courtyard to the front.

Following a series of lettings / sales there is now one unit remaining.

The units have the following approximate Net Internal Floor Areas (NIA):

Unit 24A: 692 sq ft / 64.31 sq m - Available





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Rateable Value

Unit 24A - Rateable Value (2026): £11,750

The occupier may be entitled to 100% Small Business Rate relief (subject to status)

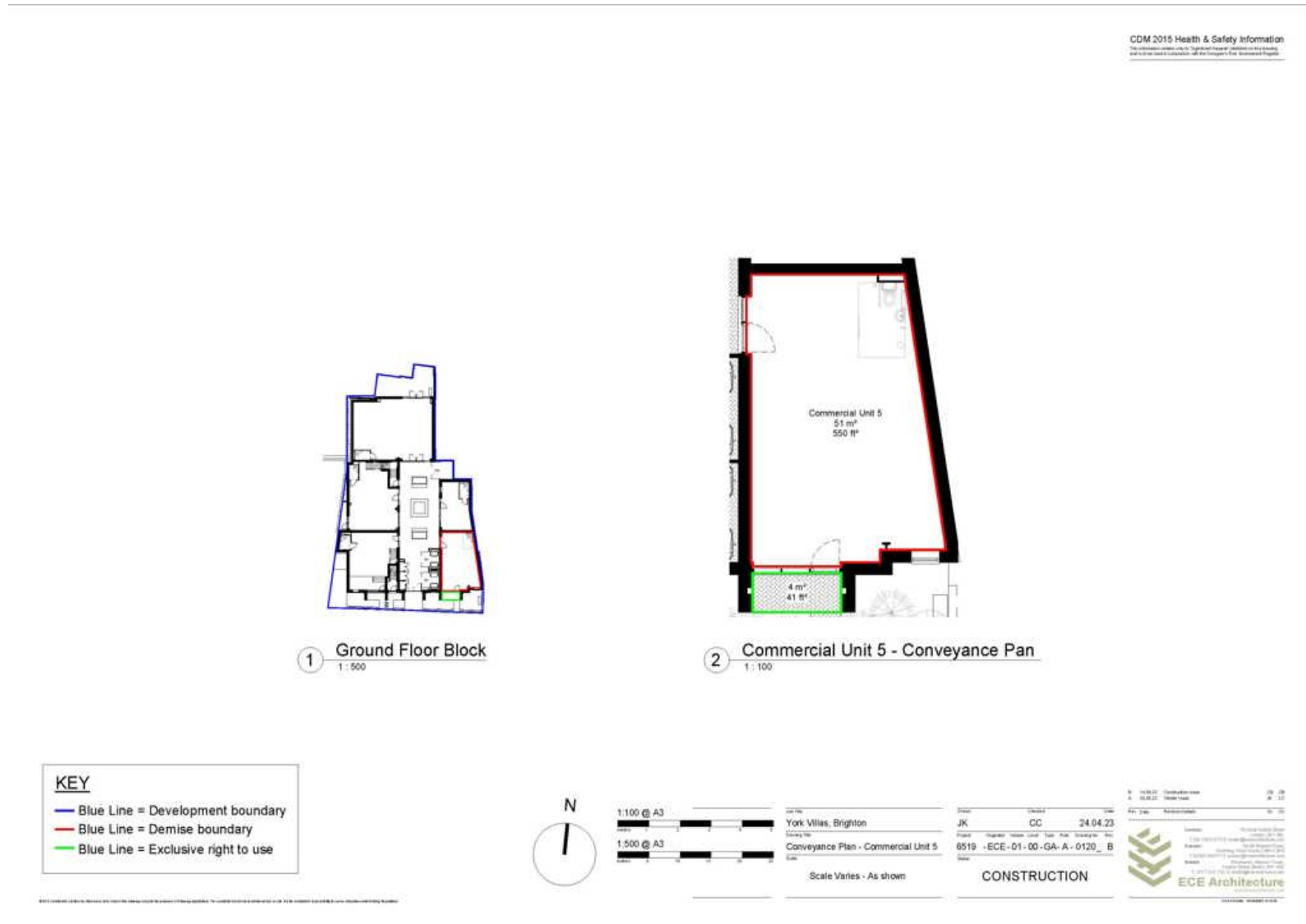
EPC

We understand the property has an EPC rating of A (14)

Planning

We understand that the premises are consented for use as offices, and thus falling under Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.



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Terms

The subject units are available by way of a new lease for a term to be agreed, and at a guide rental of £30 per sqft per annum inclusive of service charge contributions. Alternatively our client would be willing to consider a sale of the unit at a sale price of £325 psf.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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7 July 2026

