



Regal House
Hyde Business Park, Auckland Drive, Brighton BN2 4JE

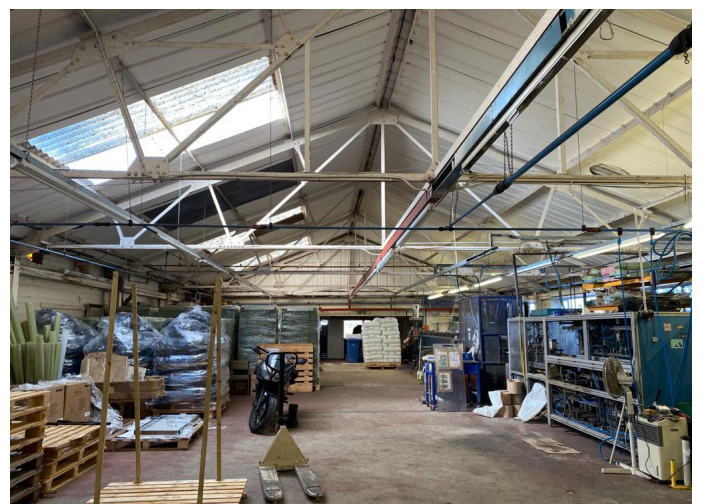
TO LET

HQ / OFFICE / INDUSTRIAL BUILDING

Size 1,500.10 sq m (16,147 sq ft)

Key Features:

- HQ Opportunity
- Mix of industrial, workshop and office space
- Ground and first floor accommodation
- Loading at front and side elevations
- Good parking provisions
- Long-lease assignment
- Premium sought
- Passing rent £45,750 per annum





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Location

Brighton Works is situated 3.5 miles North East of Brighton City Centre and 2.5 miles South of the A27, thereby providing excellent connectivity for City Centre Deliveries and the National Road Network. Good local bus routes serve the area and parking is unrestricted.

Accommodation

The ground floor level comprises office accommodation towards the front of the building, with a large room at the rear that is presently in use as an auction room. There is a 2-storey storeroom to the southern side of the building, with a roller-shutter loading door, and there is a single-store extension to the northern side of the building, which we understand to be a tenant's addition, again with a roller-shutter loading door.

The first floor accommodation can be accessed via an internal staircase and external loading door and provides open plan workshop/storage space, with concrete floors, painted brickwork walls, double-glazed UPVC windows, steel roof trusses and corrugated asbestos roof sheets with translucent roof lights.

The property has the following approximate **Gross Internal Areas (GIA)**:

Floor

Ground floor	506.67 sq m (5,454 sq ft)
First floor	993.43 sq m (10,693 sq ft)
Total	1,500.10 sq m (16,147 sq ft)

EPC

We understand the property to have an EPC rating of D.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' and B8 (storage and distribution) use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available by way of a 70 years lease assignment commencing on 29 September 1989, therefore expiring on 28 September 2059. The passing rent is £45,750 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Subletting is also considered with terms to be discussed. A copy of the lease is available upon request

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

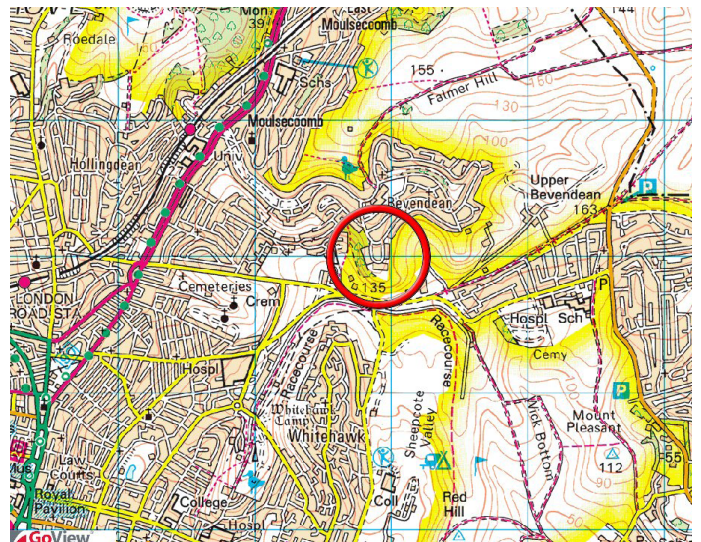
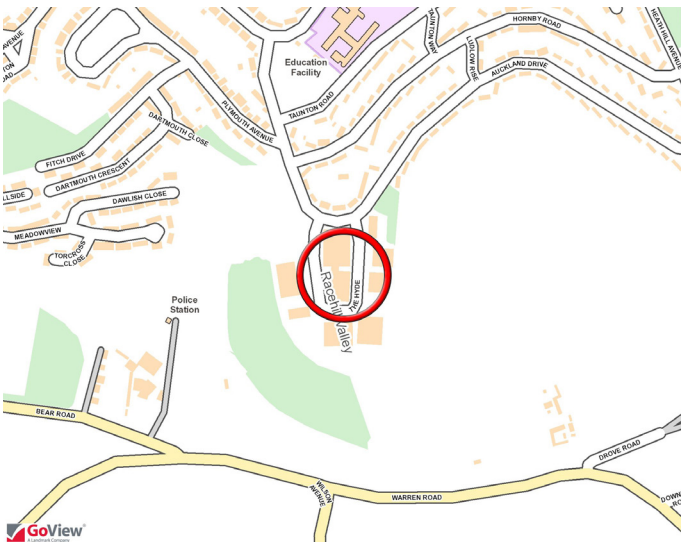
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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www.flude.com



Flude
PROPERTY CONSULTANTS



January 2021

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH