

9 Orange Row, Brighton, BN1 1UQ



# TO LET

## OFFICE

Stylish office / creative work space  
Total size 34.28 sq m (369 sq ft)

## KEY FEATURES

- Situated within Brighton's North Laine district
- Constructed in 2007
- Glass frontage with good natural light
- Creative work space over 2 floors
- Excellent local amenities
- Rent £15,000 per annum
- Flexible terms considered



## Location

The property is situated along a quiet twitten located in the heart of Brighton's North Laine district. Orange Row runs parallel and between Gardner Street and Tichborne Street; and can be accessed from Tichborne Street or North Road. The subject property is located on the northern side along Orange Row.

## Accommodation

This mid-terrace two-storey converted building boasts excellent office and creative work space. This live work location was completed in April 2007 and was finished to a high standard. Historically, being part of a twitten, the existing 17th century walls were retained and clad externally in a modern high-tech super insulated render. Reclaimed timber was used for internal beams and flooring and the roof is covered in natural welsh slate.

With full height glass frontage, there is good natural light into the 2 levels of open plan accommodation. The suites also benefit from kitchenette, shower and WC facilities.

We have measured the existing accommodation to have the approximate Net Internal floor area of 34.28 sq m (369 sq ft).

## Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended),

*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*

## Terms

The property is available by way of a new full, repairing and insuring lease for a term to be agreed and a rental of £15,000 per annum inclusive of service charge. More flexible terms may be considered.

*NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).*

## EPC

TBC

## Business Rates

Rateable value (2017 list):	£7,700.00
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UBR for year ending 31.03.19:	49.3p in the £
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Rates payable 2018/2019:	£3,796.10
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*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.*

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.

## Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Ed Deslandes / Alex Roberts**

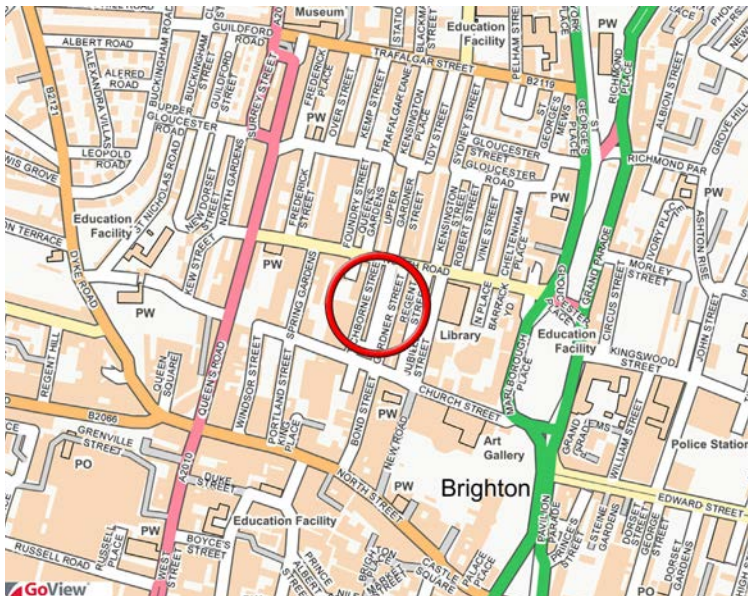
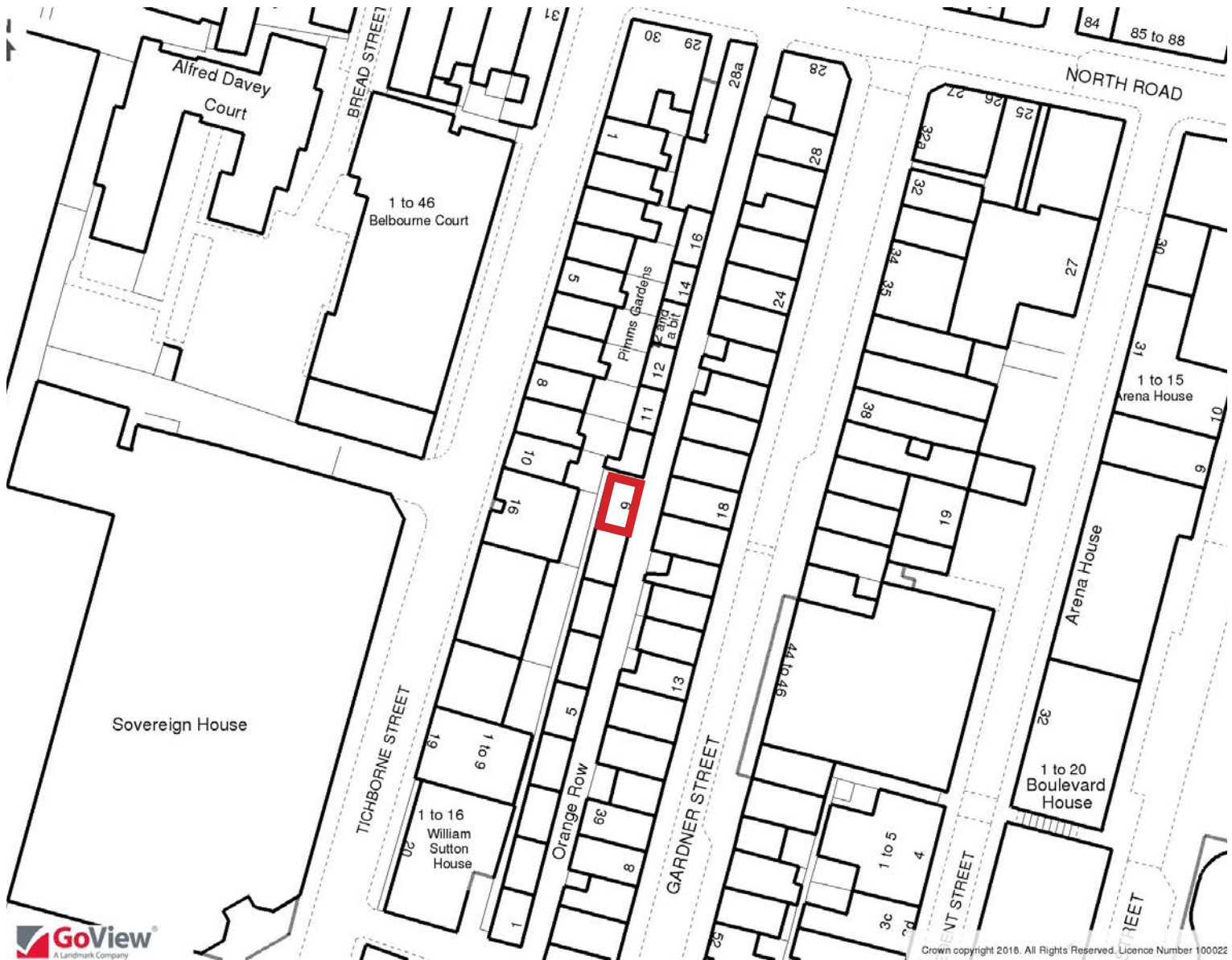
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## Location Maps



Boundaries shown are for identification purposes only