



FLEXIBLE  
TERMS AVAILABLE

23 Middle Street, Brighton, East Sussex BN1 1AL

Modern self contained ground floor office premises located in Brighton City Centre

TO LET





## ■ Key Features

- Space for 6-8 workstations
- Close to the seafront and within walking distance of Brighton station
- 100% rates relief (STS)

## ■ Location

The property is located within the historic Lanes district, an established and popular commercial location in the heart of the city characterised by predominantly retail, leisure, residential and office use. Middle Street lies parallel between West Street and Ship Street, and connects with the A259 Kings Road on the seafront. Brighton Station is located within a 15 minute walk, whilst Churchill Square Shopping Centre is within easy walking distance.

## ■ Accommodation

The premises are arranged over the ground floor of this modern mixed use city centre building which benefits from the following amenities:

- Carpeting flooring throughout
- Recessed fluorescent lighting
- Double glazing
- Perimeter trunking
- Access to on site boardroom facility

We understand the accommodation to comprise an area of approximately 600 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 to let for a term to be agreed and at a rental of £15,000 per annum exclusive.

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

## EPC

C (68)

## Business Rates

\*\*\* 100% rate relief (STS) \*\*\*\* The current Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £11,250.

However subject to status occupiers can expect to benefit from 100% rate relief: <https://www.gov.uk/calculate-your-business-rates>.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.



## Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial:

Please contact:

**Ed Deslandes**

Email: [e.deslandes@flude.com](mailto:e.deslandes@flude.com)

Telephone: **01273 727070**



*Flude Commercial 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.*

