



**MAKING
PROPERTY
WORK**
SHW.CO.UK

FOR SALE

OFFICE – 3,246 SQ FT (301.55 SQ M)

Units 1-3 Brighton Junction, Isetta Square, Brighton, East Sussex, BN1 4GQ

LOCATION

The property is located to the North of Brighton Mainline Railway Station and is just a short walk from London Road meaning the area is well connected with public transport links.

DESCRIPTION

This bright and modern office provides a rare opportunity to purchase a long leasehold interest in central Brighton. The units are being sold as a whole but do naturally split into 3 units. The office is part of the 'One Brighton' community and the centre benefits from rain-water harvesting, a shared communal wood chip biomass boiler that is fuelled by local wood waste.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Unit 1	928	86.21
Unit 2	881	81.84
Unit 3	1,437	133.5
TOTAL	3,246	301.55

FURTHER INFORMATION

Please contact us for further information including:

- BREEAM certificate
- Title documents
- Plans
- Service charge information



LEASES

The units are split into two titles:
 Units 1+2 – 125 year lease from November 2009
 Unit 3 – 125 year lease from March 2010

Both titles are subject to the following annual freeholder charges:

- £300 for the first 20 years
- £600 for the second 20 years
- £1,200 for the third 20 years
- £2,400 for the fourth 20 years
- £4,800 for the final 45 years

USE

The buildings benefit from B1/D1 use.

OFFERS

Offers in the region of £895,000 are invited for the long leasehold interest of both leases.

VAT

VAT will be payable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.



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