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**TO LET**

**NEW GROUND FLOOR UNITS – CENTRAL BRIGHTON  
E-CLASS & A4 PLANNING USE – 1,806 SQ FT (168 SQ M)  
UNIT 1 - York and Elder Place, Brighton, BN1 4AW**

## DESCRIPTION

The property comprises a modern, ground floor unit that will be handed over in shell and core condition. The space forms part of the York and Elder Place mixed use development, with 209 apartments, 30,000 sq ft of office space and 3,826 sq ft of flexible retail space.

## ACCOMMODATION

	SQ FT	SQ M
UNIT 1 - Ground floor	1,806	168

## RENT

A new effective full repairing and insuring lease is available subject to rent reviews at the appropriate intervals. POA

## LOCATION

The property is situated just a 5 minute walk from Brighton Station and sits between The Vantage Point and New England House offices behind London Road.

The London Road area is host to a variety of independant and national occupiers including UnBarred Brewery and Tap Room, Fatto a Mano, Curio Café and Bar, Caccia & Tails, Rust Café, Domino's Pizza, Kaspas and The Gym Group.

There is a high student population and several established Public Houses nearby including The Hare and Hound, The Joker and The Worlds End.

## FEATURES

- Exposed concrete walls and ceiling
- High quality aluminium shop front
- Large glass frontage
- Wide range of planning uses

## SERVICE CHARGE

We understand the current service charge is £3 psf per annum

## RATES

To be assessed.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

To be assessed.

## VIEWINGS – 01273 876200

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