



MAKING  
PROPERTY  
WORK  
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**TO LET**

**OFFICE – 6,767 SQ FT (628.67 SQ M)**

**Plus X Innovation Hub, Lewes Road, Brighton, East Sussex, BN2 4GL**

## LOCATION

Situated on 270 Lewes Road, one of the main arterial routes into Brighton City Centre. Moulsecombe Station is a short walk away, 12 minutes to Brighton Station by car, and 11 minutes by bike.

## DESCRIPTION

The available suite is located on the 5<sup>th</sup> floor and benefits from the below specification.

- Exposed services and soffits
- Brand new HVAC system
- Rased access floors
- Suspended LED lighting panels

As Plus X Innovation members, the occupier will gain access to on-site parking & bike storage as well as enjoy access to seven-storey innovation hub of facilities including open-air rooftop, podcasting suites, prototyping workshop, events spaces, meeting rooms and more.

## ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Fifth Floor	6,767	628.67

## RENT

£25 Per Sq. Ft (£169,175 per annum exclusive)

## AMENITIES

- Self-contained offices suite
- Newly fitted to a CAT A & fitted specification.
- Air conditioned
- Forming part of the impressive new Plus X Innovation Hub
- With access to weekly events including yoga classes and member socials
- In house café serving locally sourced and nutritionally balanced food
- Access to extensive rooftop terrace and gardens with external seating
- Car and bike parking as well as a Brighton Bikes stand & private monsoon showers
- Carbon neutral with sustainable electric power, solar energy and zero-landfill
- Platinum WELL building certification & Wired Score platinum connectivity
- 24/7 access and security

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

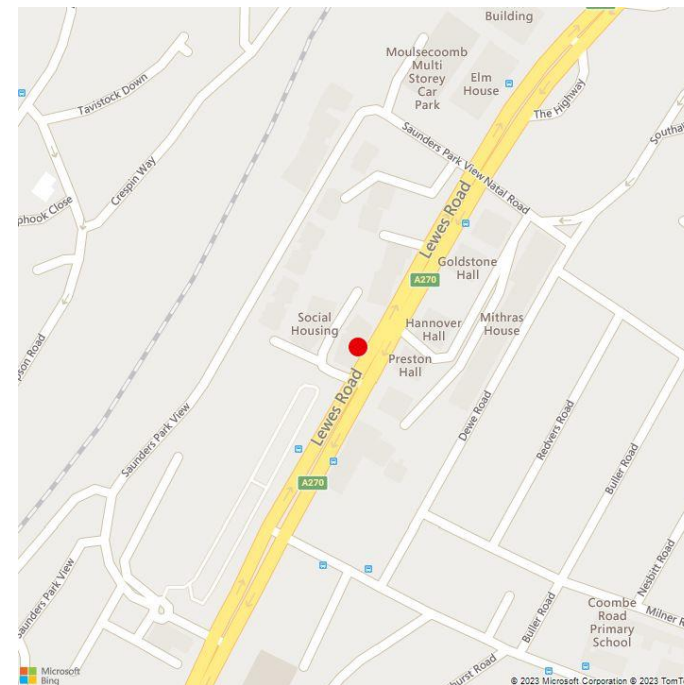
Each party is to be responsible for their own legal fees.

## EPC

The property has an EPC rating of B.

## RATES

We would recommend that interested parties make their own enquiries with the Local Authority.



## VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

James Bryant t: 01273 876 252

e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk



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