



SHW

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

**FOR SALE/
TO LET**

OFFICE – 1,450 SQ FT (134.7 SQ M)

25A York Villas, Brighton, East Sussex, BN1 3TS

LOCATION

The property is situated in the sought-after Seven Dials area, approximately 0.4 miles north of Brighton Station and located south of the A270 Old Shoreham Road. The surrounding neighbourhood provides a variety of amenities, including shops, cafés, and restaurants.

DESCRIPTION

The available unit is situated to the rear, on the ground floor surrounding a central courtyard. The space is fitted to a modern specification to include suspended ceiling, LED lighting, fitted kitchen and access to a private terrace.

The development has been built to a BREAM 'Very Good' standard which provides excellent energy efficiency and ESG credentials, with low running costs and is heated via a ground source heat pump.

There is also potential to acquire one or more of the adjacent units, subject to terms.

ACCOMMODATION (IPMS 3)

| | SQ FT | SQ M |
|-----------------|-------|-------|
| 25A York Villas | 1,450 | 134.7 |

EPC

The property has an EPC rating of A

AMENITIES / OPPORTUNITY

- Forming part of a secluded courtyard development
- Located on the ground floor providing open plan workspace
- LED lighting / suspended ceiling / fitted kitchen
- Access to private terrace
- Ground source heat pump
- BREEAM target rating of 'Very Good'
- Secure bike storage facilities
- Potential for a variety of uses within Use Class E (STNC)
- Easy walking distance to Brighton Station
- No service charge payable

RENT

£30.00 per sq ft

PRICE

£325.00 per sq ft

RATES

Rateable Value of the property is being assessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

James Bryant t: 01273 876 252

Ed Deslandes t: 07854 883 927

e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk

e: e.deslandes@flude.com



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316