

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

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
- 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
- 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.







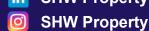
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