

An aerial photograph of an industrial estate. In the foreground, a roundabout with a central green island is visible. To the left, a multi-lane highway runs parallel to the estate. The industrial buildings are of various sizes and colors, including green, grey, and blue. The surrounding area is a mix of green fields and trees. In the background, a residential area and rolling hills are visible under a clear blue sky.

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**TO LET**

**OFFICE – 12,700 SQ FT (1,179.83 SQ M)**

**1st Floor, Exion 27, Crowhurst Road, Brighton, East Sussex, BN1 8AF**

**LOCATION**

The property is located to the north of Brighton city centre, only a few metres from the A27, within 2 or 3 minutes drive of the A23/A27 junction. Exion 27 occupies a very prominent position at the front of Hollingbury Commercial and Industrial Park. The Park comprises a mixture of office space, retail and car showrooms.

**DESCRIPTION**

Exion 27 provides a stand alone property, arranged over two storeys, and accessed via a double height glazed reception.

The available space is on the 1st floor and provides c.12,700 sq ft.

Internally the accommodation is air-conditioned and has male and female WCs on each floor, with suspended ceilings and LED lighting. There is an 8 person passenger lift.

There is parking around the building and 37 spaces are allocated to the 1st floor.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
1st Floor	12,700	1,179.83

**AMENITIES / OPPORTUNITY**

- Good car parking - ratio 1:343
- Open plan class E space
- Air conditioning
- LED lighting
- 8-passenger lift

**RENT**

Rent on Application

**RATES**

The April 2023 Rateable Value of the property is £248,000.

**VAT**

VAT will be chargeable on the terms quoted.

**SERVICE CHARGE**

A service charge is payable – more information available on request

**LEGAL COSTS**

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

**EPC**

76-100 **D** 81 D



**VIEWINGS – 01273 876 200**

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