

TO LET

OFFICE - 194 - 1,179 SQ FT (18.02 - 109.53 SQ M)

Sussex Innovation Centre, University Of Sussex, Science Park Square, Falmer, Brighton, East Sussex, BN1 9SB

DESCRIPTION

The available accommodation is open plan and available for immediate occupation. The premises also benefit from free onsite parking, café and a manned reception area.

LOCATION

Located on the leafy South Downs campus of the University of

The campus is just 10 minutes outside of Brighton and is well connected with local transport routes, including regular bus and rail

Quick access to the A27 and the A23/M23 which connects Brighton to the South and the M25 and to the North.

ACCOMMODATION (IPMS 3)

VIEWINGS - 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

James Bryant

	SQ FT	SQ M	RENT (PCM + VAT)
Unit 4	194	18.02	£850
Unit 19	194	18.02	£850
Unit 68	241	22.39	£1,100
Unit 72	550	51.10	£2,400
TOTAL	1,179	109.53	£5,200

t: 01273 876 252



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AMENITIES

- · One flat monthly bill, with utilities included
- No business rates
- · High speed internet, call and mail handling available
- Private seminar and meeting space bookable
- · Breakout areas and quiet meditation space
- Kitchen facilities, café and Friday drinks fridge
- Free on-site car parking and EV charging

RENT

£850.00 - £5.200.00 Per Calendar Month

TENURE

The units are available by way of a new 3 year licence, with 1-3 months notice period depending on the size of office.

RATES

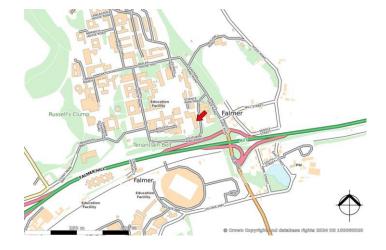
The rent is all inclusive of rates, utilities and service charge.

LEGAL COSTS

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

EPC

The property has a display energy certificate of B -30.



MAKING PROPERTY WORK

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e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk