



MAKING  
PROPERTY  
WORK  
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The Sussex Innovation Centre

**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 Sussex.

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

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)**

	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
<b>TOTAL</b>	<b>1,179</b>	<b>109.53</b>	<b>£5,200</b>

**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**

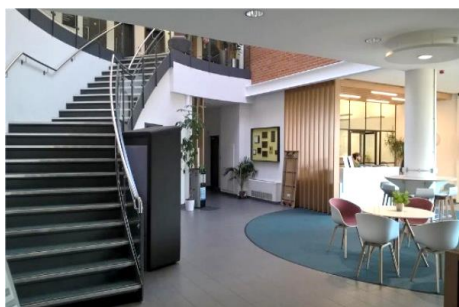
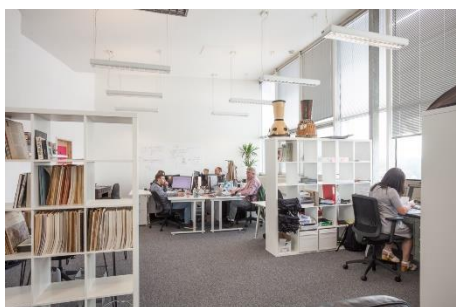
The rent is all inclusive of rates, utilities and service charge.

**LEGAL COSTS**

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

**EPC**

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



**VIEWINGS – 01273 876 200**

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