

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

**SHW**



**TO LET**

**OFFICE – 5,427 SQ FT (504.17 SQ M)**

**Third Floor 19 A, Portland Street, Brighton, BN1 1RN**

**DESCRIPTION**

The office is situated on the third floor of this iconic building and have been fitted to a high standard throughout. The third floor comprises modern open plan office space with a large board room, various meeting rooms, extensive break out area and fully fitted kitchen with servery.

There is also potential to split the floor to create 2 smaller suites of circa 2,500 sq ft each.

**LOCATION**

The property is located in the heart of Brighton's City Centre adjoining North Street, which provides direct bus links across the city. North Street and the immediate area benefit from a variety of national retailers, banks, restaurants as well as the Royal Pavilion and Brighton Dome. Both Churchill Square shopping centre and the famous Brighton lanes are within 2 minutes' walk.

Brighton Station is less than 10 minutes walking distance and provides direct services to London Victoria (56 mins fastest). There is parking at the NCP Theatre Car Park which is a 2 minute walk away off Church Street.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Third Floor	5,427	504.17
<b>TOTAL</b>	<b>5,427</b>	<b>504.17</b>

**AMENITIES**

- LED Lighting
- Furnished
- Exposed Services
- Air Conditioning
- Perimeter trunking
- Passenger Lifts
- Kitchen Breakout Area
- WC & Shower facilities

**RENT**

£135,675 PAX

**RATES**

Rateable value (2023) £83,000.

**VAT**

We understand the property is not elected for VAT.

**LEGAL COSTS**

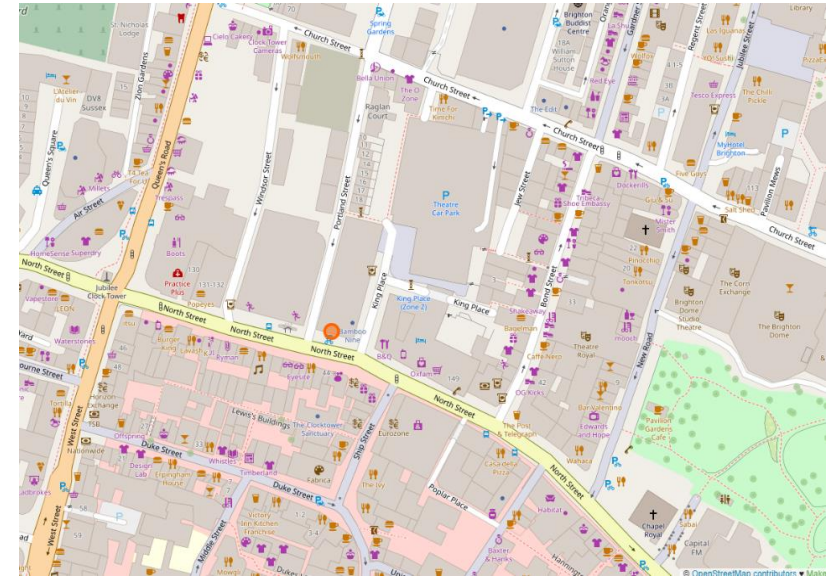
Each party is to be responsible for their own legal costs.

**EPC**

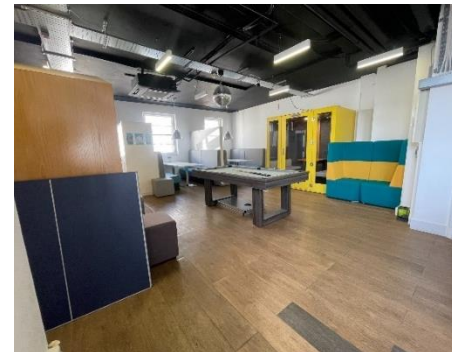
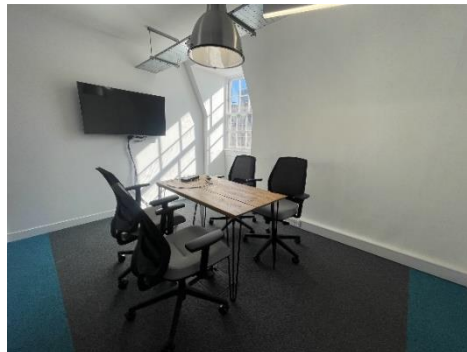
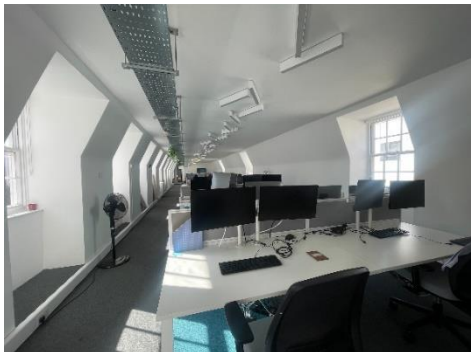
The property has an EPC rating of C.

**VIRTUAL TOUR**

<https://threesixtygroup.viewin360.co/share/collection/7kNPC?fs=1&vr=1&sd=1&initload=0&thumbs=1&info=0&lgo=-1>



© OpenStreetMap contributors



**VIEWINGS – 01273 876 200**

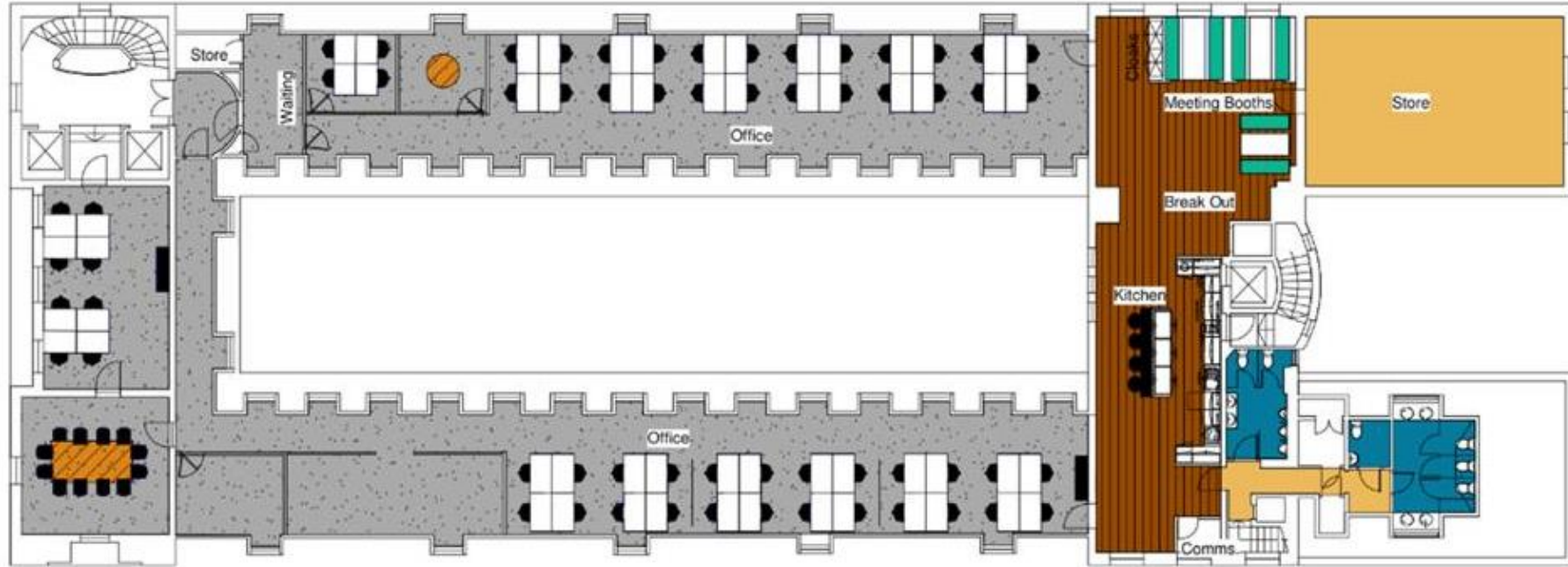
- |                             |                  |                            |
|-----------------------------|------------------|----------------------------|
| <b>James Bryant</b>         | t: 01273 876 252 | e: jbryant@shw.co.uk       |
| <b>Jasmine Dean-Milward</b> | t: 01273 876 209 | e: jdean-milward@shw.co.uk |
| <b>Ed Deslandes</b>         | t: 01273 740396  | e: e.deslandes@flude.com   |
| <b>Nick Martin</b>          | t: 01273 740381  | e: n.martin@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



**VIEWINGS – 01273 876 200**

**James Bryant**

t: 01273 876 252

e: [jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)

**Jasmine Dean-Milward**

t: 01273 876 209

e: [jdean-milward@shw.co.uk](mailto:jdean-milward@shw.co.uk)

**Ed Deslandes**

t: 01273 740396

e: [e.deslandes@flude.com](mailto:e.deslandes@flude.com)

**Nick Martin**

t: 01273 740381

e: [n.martin@flude.com](mailto:n.martin@flude.com)



**@SHWProperty**



**SHW Property**



**SHW Property**