



TO LET : RETAIL / LEISURE UNIT

IQ Brighton, 7 The Furlong, Lewes Road, Brighton and Hove, Brighton BN2 4FR

LOCATION

IQ Brighton is just a 3-minute walk from the University of Brighton Moulsecomb campus and 1.8 miles to Brighton City centre (extensive and affluent catchment of more than 460,000 people). The property is situated in a prominent and convenient roadside location forming part of a substantial Purpose built student accommodation development close to Brighton Moulsecomb railway station (approximately 0.5 miles). The property benefits from exceptional road and public transport links. The A27 is within easy reach of the property providing access to the A23 / M23 and also the national motorway network via the M25.

Nearby amenities and occupiers include, Pavilion retail park (76,827 sq ft), Aldi B&Q, Costa, Halfords, Hobbycraft, Sainsburys and a plethora of purpose built student accommodation.

PROPERTY

The prominent flagship property is situated in a highly visible location which comprises of ground floor and first floor sales accommodation with substantial window displays. The premises are fitted out to a high standard with unique features and an open plan retail area on both ground floor and first floor. The property has electric roller shutters, air conditioning and 3-phase electrics.

ACCOMMODATION

The property provides the following shell and core open plan accommodation:

	sq.m	sq.ft
Ground Floor	137	1,475

For further information or to arrange a viewing please contact BOX Property

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

The unit is available on a leasehold basis, for a term of years to be agreed.

RENT

£0N APPLICATION

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises are to be assessed.

SERVICE CHARGE AND INSURANCE

The current Insurance and service charge for the current financial year is available upon request.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use)

This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with the letting of the premises.

VAT

All sums quoted exclusive of VAT.

VIEWING

Viewing is available by appointment with the sole agents.

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