



**TO LET / FOR SALE**

**25A York Villas  
Brighton BN1 3TS**



## Key Features

- Newly constructed Class E premises
- Forming part of a secluded courtyard development
- Located over the ground floor
- Providing open plan / fitted workspace
- LED lighting / suspended ceiling / fitted kitchen
- Access to private terrace
- Ground source heat pump
- EPC A rating
- BREEM target rating of 'Very Good'
- Secure bike storage facilities
- Potential for a variety of uses within Use Class E (STNC)
- Easy walking distance to Brighton Station
- No service charge payable





## Location

The property is located in the popular Seven Dials area, towards the centre of Brighton, approximately 0.4 miles to the north of Brighton Station.

The surrounding area offers a range of amenities, including shops, cafés and restaurants.

## Description & Accommodation

The development has been built to a BREAM excellent standard and thus provides excellent energy efficiency and ESG credentials, with low running costs and is heated via a ground source heat pump.

The available unit is situated to the rear of ground floor part of this modern, mixed-use development, comprising residential accommodation over the upper parts and a suite of office units arranged around a central courtyard.

The space is fitted to a modern office specification to include suspended ceiling, LED lighting, fitted kitchen, access to a private terrace at the rear and is approached via a secure, landscaped internal courtyard to the front.

There is also potential to acquire one or more of the adjacent units and subject to terms.





## Planning

We understand that the premises are consented for use as offices, and thus falling under Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## EPC

A (14)

## Terms

The subject unit is available by way of a new lease for a term to be agreed, and at a guide rental of £43,500 per annum inclusive of service charge contributions. Alternatively our client would be willing to consider a sale of the unit. POA.

## Business Rates

Rateable Value (2023): TBC

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT. Each party to bear their own legal costs incurred.



## Further Information

Please contact the joint sole agents Flude Property Consultants & Stiles Harold Williams:

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