



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

TO LET **OFFICE – 15,970 SQ FT (1,483.6 SQ M)**
Floors 2-4, CityView, 103 Stroudley Road, Brighton, East Sussex, BN1 4DJ

DESCRIPTION

The available space is on the 2nd, 3rd and 4th floors of this purpose built office building. The floors are available as a whole or on a floor by floor basis. The office provides open plan, Grade A space with a balcony to the 4th floor.

LOCATION

CityView is located on Stroudley Road in Brighton's New England Quarter. Stroudley Road leads from the north exit of Brighton railway station and is close to the amenities of London Road and the North Laine.

ACCOMMODATION (IMPS3)

	SQ FT	SQ M
2nd Floor	6,029	560.09
3rd Floor	6,029	560.09
4th Floor	3,912	363.42
TOTAL	15,970	1,483.66

LEGAL COSTS

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

AMENITIES / OPPORTUNITY

- Grade A Office space adjacent to Brighton Station
- EPC A
- BREEAM - Excellent
- VRF Air Conditioning and energy efficient LED lighting
- Part Exposed Services
- Communal commuter facilities including showers, lockers and changing rooms
- 8 Car Parking Spaces
- Secure bike storage
- 2 passenger lifts

RENT

£35.00 Per sq ft

RATES

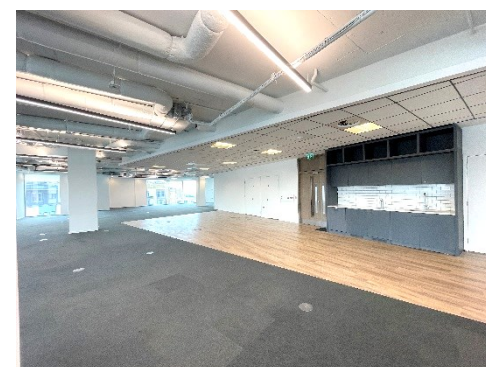
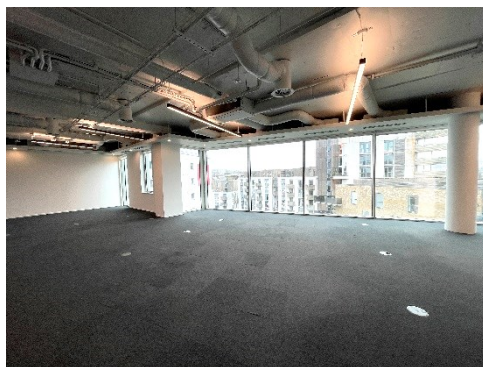
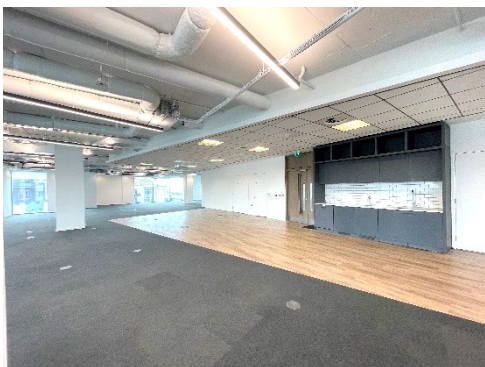
The rateable value is currently £155,000 (April 2023).

VAT

VAT will be payable on the terms quoted

EPC

The property has an EPC rating of A.



VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

James Bryant t: 01273 876 252

e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**

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 Geo Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316