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TO LET

OFFICE – 2,504 - 6,767 SQ FT (232.62 - 628.67 SQ M)
Plus X Innovation Hub, Lewes Road, Brighton, East Sussex, BN2 4GL

DESCRIPTION

The available suites are located on the 1st, 5th and 6th floor and have been fitted to a full Cat A specification to include:

- Exposed services and soffits
- Brand new HVAC system
- Raised access floors
- Suspended LED lighting panels

As Plus X Innovation members, the occupier will gain access to on-site parking & bike storage as well as enjoy access to seven-storey innovation hub of facilities including open-air rooftop, podcasting suites, prototyping workshop, events spaces, meeting rooms and more.

LOCATION

Situated on 270 Lewes Road, one of the main arterial routes into Brighton City Centre. Moulsecombe Station is a short walk away, 12 minutes to Brighton Station by car, and 11 minutes by bike!

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
First Floor	2,504	232.62
Fifth Floor	6,767	628.67
Sixth Floor	6,767	628.67

RENT

- 1st floor - £7,500 per calendar month (excluding rates and service charge)
- 5th & 6th floor - £25 per sq ft exclusive

AMENITIES

- Self-contained offices suite
- Newly fitted to a CAT A specification
- Air conditioned
- Forming part of the impressive new Plus X Innovation Hub
- With access to weekly events including yoga classes and member socials
- In house café serving locally sourced and nutritionally balanced food
- Access to extensive rooftop terrace and gardens with external seating
- Car and bike parking as well as a Brighton Bikes stand & private monsoon showers
- Carbon neutral with sustainable electric power, solar energy and zero-landfill
- Platinum WELL building certification & Wired Score platinum connectivity
- 24/7 access and security

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

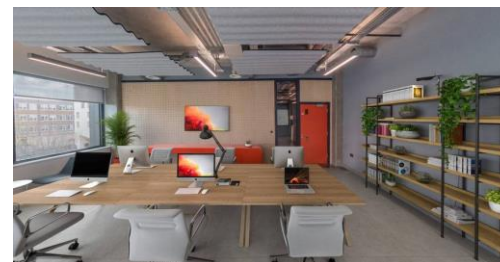
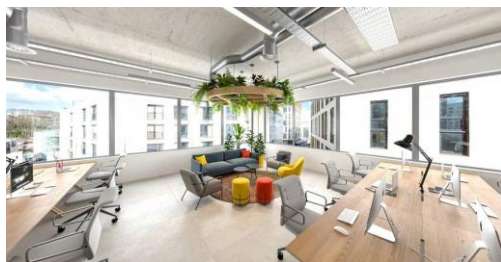
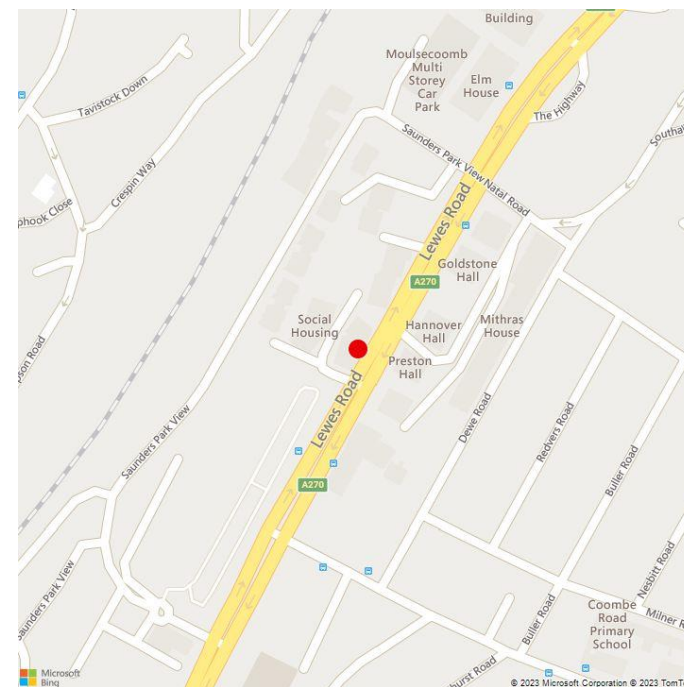
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.

RATES

We would recommend that interested parties make their own enquiries with the Local Authority.



VIEWINGS – 01273 876 200

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