

TO LET

SUBSTANTIAL FIRST FLOOR OFFICE/CLASS E PREMISES FROM 3,200 SQ FT TO 14,304 SQ FT

First Floor, Sussex House, Crowhurst Road, Brighton, BN1
8AF



Summary

Available Size	3,220 to 14,304 sq ft
Rent	£15 per sq ft per annum exclusive
Business Rates	To be re-assessed
Service Charge	A service charge is applicable towards to the upkeep and maintenance of the common parts, currently levied at less than £3 psf
EPC Rating	B (33)

Location

The property is situated on the eastern side of Crowhurst Road, in a prominent corner location, just south of the A27 bypass on the outskirts of Brighton, in an established light industrial and mixed commercial location close to the Hollingbury Industrial Estate, with a large Asda supermarket incorporating McDonalds restaurant immediately opposite. Occupiers within the building include a veterinary practice and a laser eye clinic. Brighton town centre is just over four miles to the south. The A27 bypass is immediately adjacent at the Carden Avenue/Crowhurst Road junction, with access to the westbound carriageway.

Description

The accommodation comprises three predominantly open plan suites at first floor, available as a whole or can be taken to suit an occupier's needs. Suite B has the potential for its own private access and Suite C has separate rear access.

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
First Floor - Suite A	5,576	518.03
First Floor - Suite B	5,508	511.71
First Floor - Suite C	3,220	299.15
Total	14,304	1,328.89

Specification

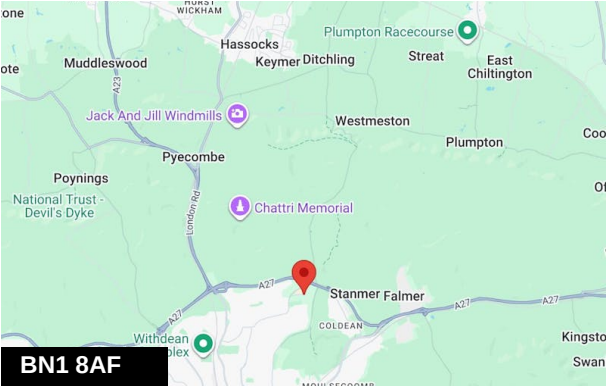
- DDA compliant access
- Reception area, meeting and board rooms
- Lift - to Suites A & C
- LED lighting panels
- Carpet tile flooring
- Perimeter trunking
- Fitted kitchen and WC's
- Shared roof terrace
- Part air-conditioned
- 26 car parking spaces and cycle parking
- We understand that Asda offers permit parking if required

Terms

The premises are available on flexible terms to be agreed. VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



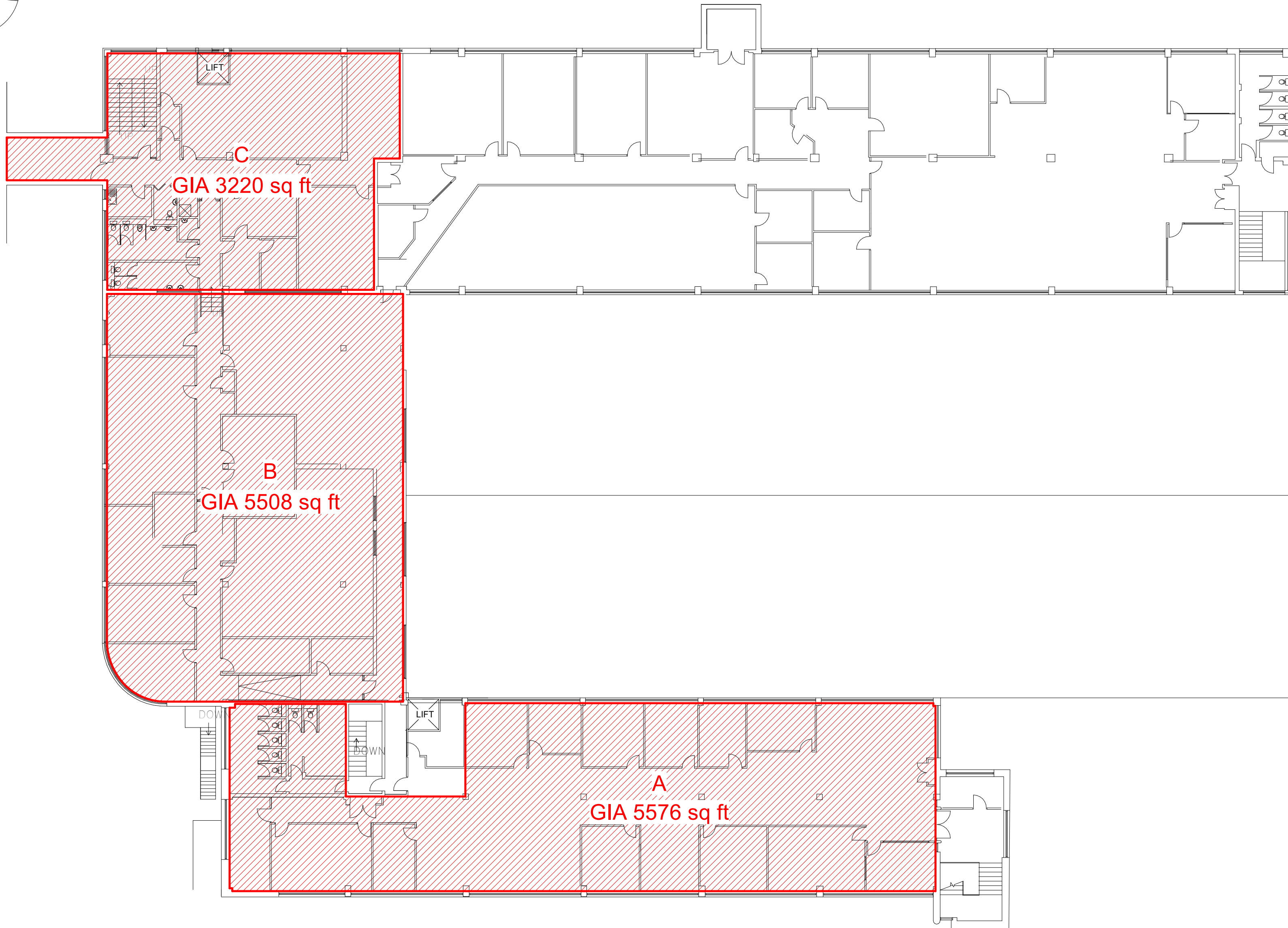
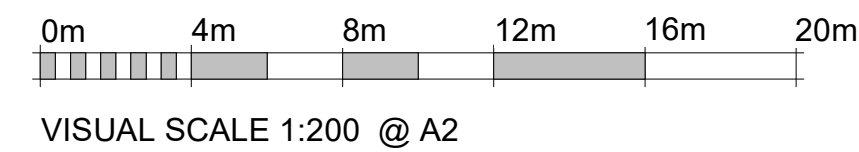
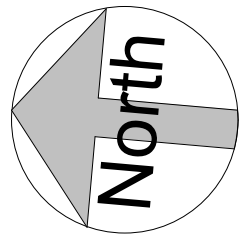
Hugh McShane

01273 427650 | 07785 503783

hm@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)





1 FIRST FLOOR
1 : 200

Rev	Description	Date

**KRONA
DESIGN**

ARCHITECTURAL DESIGN & DRAFTING

4 Union Place | Worthing | BN11 1LG
info@kronadesign.co.uk | kronadesign.co.uk
Tel: 01903 256150 Mob: 07827 994111

PROJECT		
Office Space		
ADDRESS		
Sussex House Crowhurst Road Brighton		
TITLE		
First Floor		
CLIENT		
Matsim Properties		
DRAWN	STATUS	DATE
JLB	Design	05/09/23
SCALE (@ A2)	PROJECT NUMBER	
1 : 200	KD.1494	
DRAWING NUMBER		REV
A.101		