



BLB House

Unit 15 Hunns Mere Way, Woodingdean, Brighton, BN2 6AH

To Let: Modern Fitted Offices with On-Site Parking

1,533 sq ft
(142.42 sq m)

- Modern Fitted Office Accommodation and 24/7 Access
- Four Allocated On-site Parking Spaces
- Shared Kitchen, Showers and WC Facilities
- Convenient access to the A27 and Brighton City Centre

BLB House, Unit 15 Hunns Mere Way, Woodingdean, Brighton, BN2 6AH

Summary

Available Size	1,533 sq ft
Rent	£15 per sq ft
Business Rates	The tenant will be responsible for a fair and reasonable proportion of the business rates payable for the building, recharged by the landlord. Further details are available upon request.
Service Charge	A fair proportion of the costs of cleaning, maintaining and supplying the shared areas and facilities, subject to annual reconciliation.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£6,232.96 per annum Based on Unit 15's proportionate floor area. The estate charge is subject to annual review.
EPC Rating	Upon enquiry

Description

BLB House comprises a modern purpose-built office building arranged over ground and first floors. Unit 15 provides well-presented, fully fitted office accommodation incorporating a combination of open-plan working areas and individual meeting rooms/private offices, offering a flexible working environment suitable for a range of business occupiers.

The available accommodation forms part of the wider building occupied by BLB Surveyors and is accessed through a shared entrance, with access-control arrangements to provide appropriate security and separation between the respective occupiers. The incoming tenant will benefit from the use of shared kitchen and male and female WC facilities, together with allocated on-site car parking.

The offices benefit from good levels of natural light and are situated within the established Woodingdean Business Park, providing convenient access to Brighton city centre and the A27/A23 road network.

Location

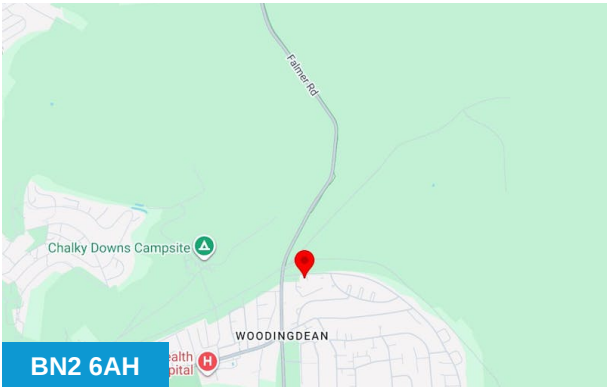
Woodingdean Business Park is an established commercial estate situated approximately three miles east of Brighton city centre and two miles from the A27 at Falmer. The A27 provides convenient connections to the A23/M23, Gatwick Airport, London and the wider South Coast.

Local shops and amenities are available nearby on Warren Road, while regular bus services provide connections to Brighton city centre, Falmer railway station, the universities and the Amex Stadium.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	512	47.57
1st	1,021	94.85
Total	1,533	142.42



Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Specification

- Open-plan and cellular office accommodation
- Arranged over ground and first floors
- Double aspect windows with excellent natural light
- Perimeter power and data trunking
- Suspended office LED lighting
- Gas-fired central heating
- Carpet tiles and wood-effect flooring
- Shared fitted kitchen and breakout area
- Shared male, female and accessible WC facilities
- Shower facilities
- Fire and security alarm systems
- Shared entrance and reception area
- Allocated on-site car parking

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

The premises are available by way of a new lease for a term to be agreed at a quoting rent of £15.00 per sq ft per annum exclusive.

An estimated building service charge of £3,000 per annum will be payable in respect of the tenant's fair and reasonable proportion of the costs associated with cleaning and maintaining the shared areas and facilities, window cleaning and the provision of kitchen and WC consumables. The service charge will be subject to annual review and reconciliation against actual expenditure.

The tenant will also be responsible for the Woodingdean Business Park estate charge, currently £6,232.96 per annum and subject to annual review.

Utilities will be separately metered or recharged on a fair and reasonable apportioned basis.

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

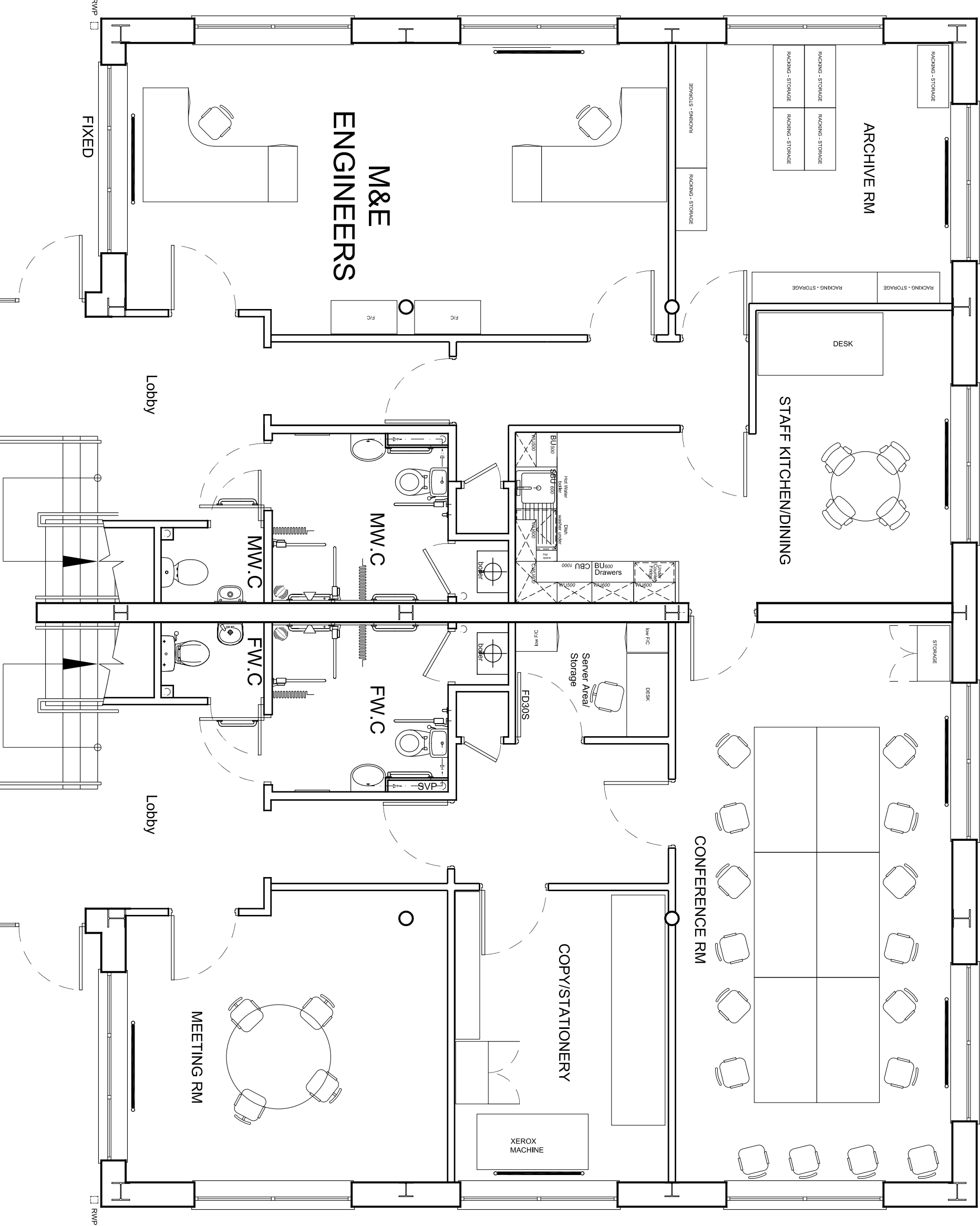
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.







RWP



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The drawing must be read in conjunction with all other related drawings and documentation.
It is the contractor's responsibility to ensure compliance with the Building Regulations.
It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.
Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

Revisions		
Rev	Date	Description

BLB House, 15-16 Hunns Mere Way
Brighton BN2 6AH
t: 01273 301 888
enquiries@blbsurveyors.co.uk
blbsurveyors.co.uk

Client: BLB Ltd SURVEYORS

Project: BLB HOUSE
15-16 HUNNS MERE WAY
BRIGHTON
BN2 6AH

Drawing Title: OFFICE LAYOUT
DESKING - GROUND

Scale: NTS	Drawn By: RS	Date: 12/07/17
(when printed @ A3)	Checked By: LS	Date: 12/07/17
Preliminary ☐	Planning ☐	Tender ☐
		Construction ☐

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Issue

A3

GROUND F

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t: 01273 301 888
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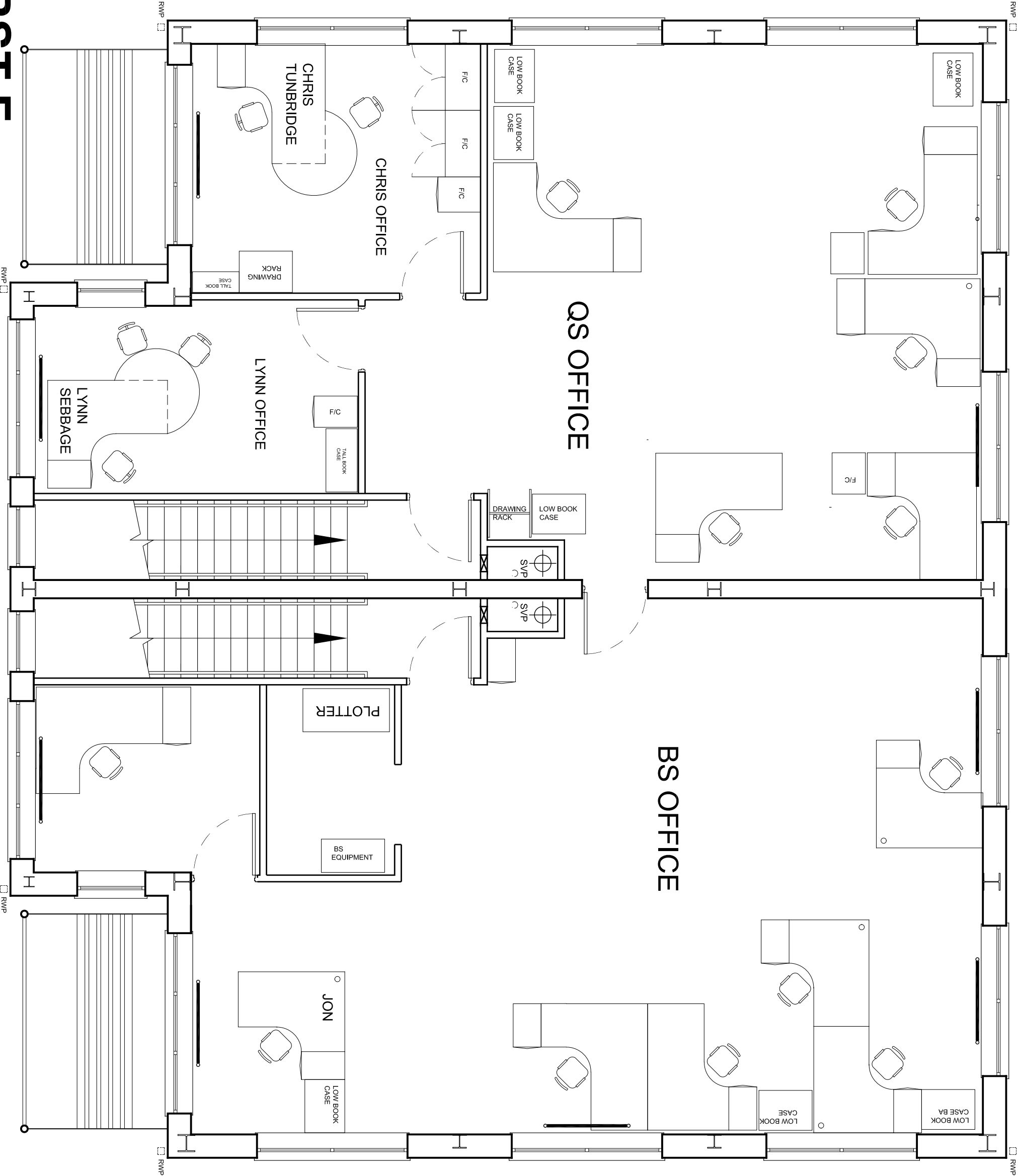
Drawing Title:
**OFFICE LAYOUT
DESKING - FIRST**

Scale: NTS	Drawn By: RS	Date: 12/07/17
(when printed @ A3)	Checked By: LS	Date: 12/07/17
Preliminary ☐	Planning ☐	Tender ☐
Job:	Dwg No:	Rev:

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FIRST F



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