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**FOR SALE/
TO LET**

**OFFICE UNITS 312-1,292 SQ FT (29.00-120.07 SQ M)
25A York Villas, Brighton, East Sussex, BN1 3TS**

LOCATION

The property is situated in the sought-after Seven Dials area, approximately 0.4 miles north of Brighton Station and located south of the A270 Old Shoreham Road. The surrounding neighbourhood provides a variety of amenities, including shops, cafés, and restaurants.

DESCRIPTION

The available unit is situated to the rear, on the ground floor surrounding a central courtyard. The space is fitted to a modern specification to include suspended ceiling, LED lighting, fitted kitchen and access to a private terrace.

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

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Unit 1	692	64.31
Unit 2 (UNDER OFFER)	773	71.84
Unit 3	1,292	120.07
Unit 4	312	29.00
Unit 5	474	44.04

AMENITIES / OPPORTUNITY

- Forming part of a secluded courtyard development
- Located on the ground floor providing open plan workspace
- LED lighting / suspended ceiling / fitted kitchen
- Access to private terrace
- Air source heat pump
- BREEAM 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

RENT

£30.00 per sq ft

PRICE

£325.00 per sq ft for the long leasehold interest.

RATES

Rateable Value of the property is being assessed.

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 A



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