

UNIQUE OPEN PLAN OFFICE IN CENTRAL LOCATION

553 sq. ft (51.37 sq. m)



Oakley

Your Sussex Property Expert



68A CLYDE ROAD, BRIGHTON BN1 4NP

- Open plan office
- Located close to Preston Circus
- Self-contained
- Available immediately
- Close to London Road station
- On street paid parking

TO LET

Commercial & Residential Property throughout Sussex
Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882
Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •
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LOCATION

The property is located in a secluded self-contained part of Clyde Road close to the Preston Circus area of Brighton. London Road is a short walk away which benefits from local and national retailers and eateries. The A27 main east to west arterial road is 3 miles to the north, giving access to the A23 with links to Gatwick and the M25. London Road station on the mainline is a 4 minute walk to north as well as Brighton mainline station to the south west being only a short walk away.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 4NP.

DESCRIPTION

The property is accessed via a private walkway, set behind the residential elements of Clyde Road. Internally the property benefits from an open plan office, separate meeting room, WC and kitchenette. The property is in excellent condition and available immediately. Parking is via on street paid parking and readily available - tenants are advised to speak to the council regarding permits.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Office	553	51.37
Total accommodation	553	51.37

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£17,500 per annum exclusive.

VAT

VAT is applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the current financial year (2025-2026) provided by the Valuation Office Agency www.voa.gov.uk is £11,500. Subject to the tenant's status the property may benefit from 100% business rates relief.

More information can be found at [Find a business rates valuation - GOV.UK](https://www.gov.uk/guidance/find-a-business-rates-valuation)

ENERGY PERFORMANCE CERTIFICATE

The EPC for the property is D-84.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

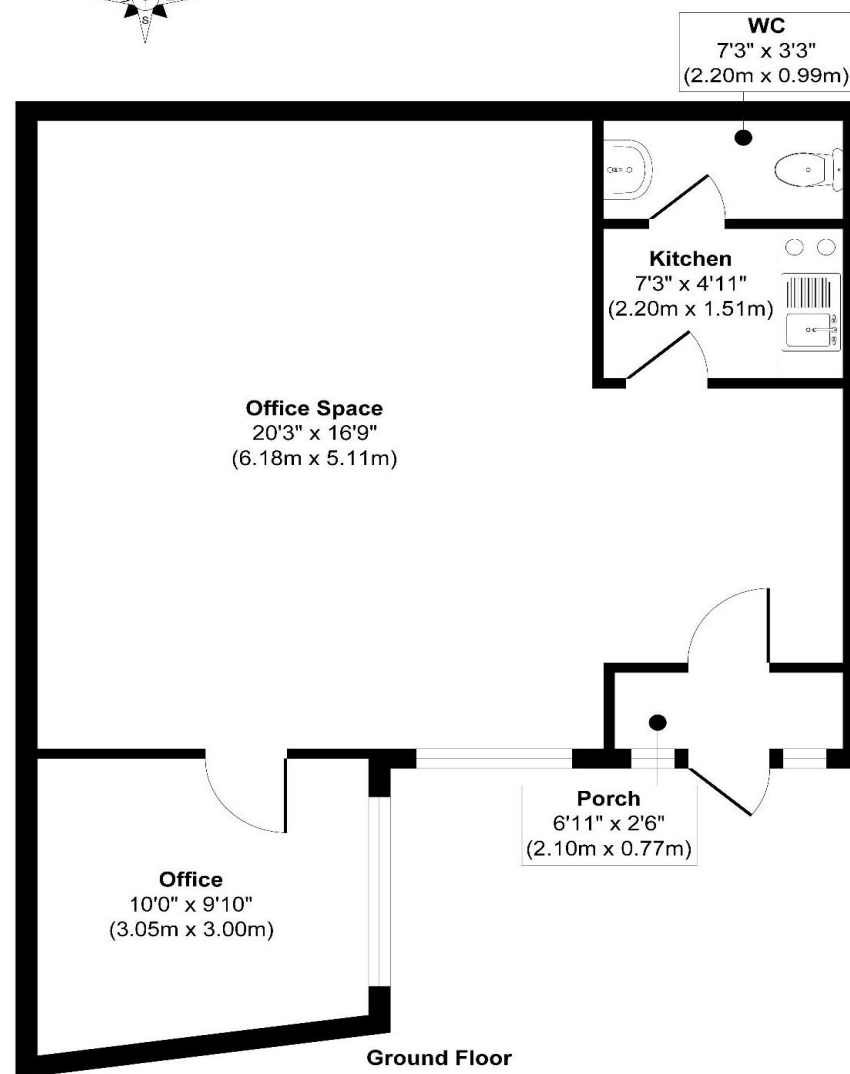
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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