



CHARLECOTE



MODERN OFFICES TO LET

2ND FLOOR LION BUILDING CROWHURST ROAD HOLLINGBURY BRIGHTON BN1 8AF

- Suitable for alternative uses (STNC)
- Total size 2,248 sq ft (208.8 sq m)
- Close to A27
- 8 Car Park Spaces

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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KEY FEATURES

- A27 0.3 miles
- Airconditioned building
- New lease on flexible terms
- Car parking onsite
- Route 24 bus service
- Asda Express Petrol Station (24 hours) 0.4 miles
- Asda Brighton 0.4 miles

NEARBY OCCUPIERS

- McDonalds
- M & S Foodhall
- PHX Gym
- Harwoods Land Rover
- Dunelm
- Matalan
- Image Data
- Optegra



LOCATION

Hollingbury is located to the north-east of Brighton. The Hollingbury commercial area has a mix of commercial occupiers including offices, warehouses, trade counter and business parks.

The nearby A27 connects to the A23 approximately 1.5 miles to the west which in turn provides easy access to the M23 and the national motorway network beyond.

The Lion Building is located to the east side of Crowhurst Road. Crowhurst Road links with Carden Avenue to the west and the A27 Brighton bypass to the north.

A location plan and street view can be viewed online by typing in the following postcode: BN1 8AF.



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DESCRIPTION

Modern offices comprising the entire second floor in a prominent building with 360 degree view. Fitted to a modern office specification with a flexible layout, including:

- Air-conditioning
- W.C & shower facilities
- Fitted Kitchen
- Security Alarm
- Intercom
- Suspended ceiling
- Recessed lighting
- 8 car spaces



ACCOMMODATION	sq ft	sq m
Second Floor	2,248	208.8
All areas are net internal		

TERMS & RENT

A new lease on terms to be agreed. Quoting rent on application.

VAT

We are advised that VAT is chargeable on the rental outgoings.

BUSINESS RATES

Rateable Value: £26,000 (April 2026/27).

EPC

Certificate No: 6473-7738- 6020-6602- 5644, rated 93 D, valid until 14th February 2032.





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SERVICE CHARGE

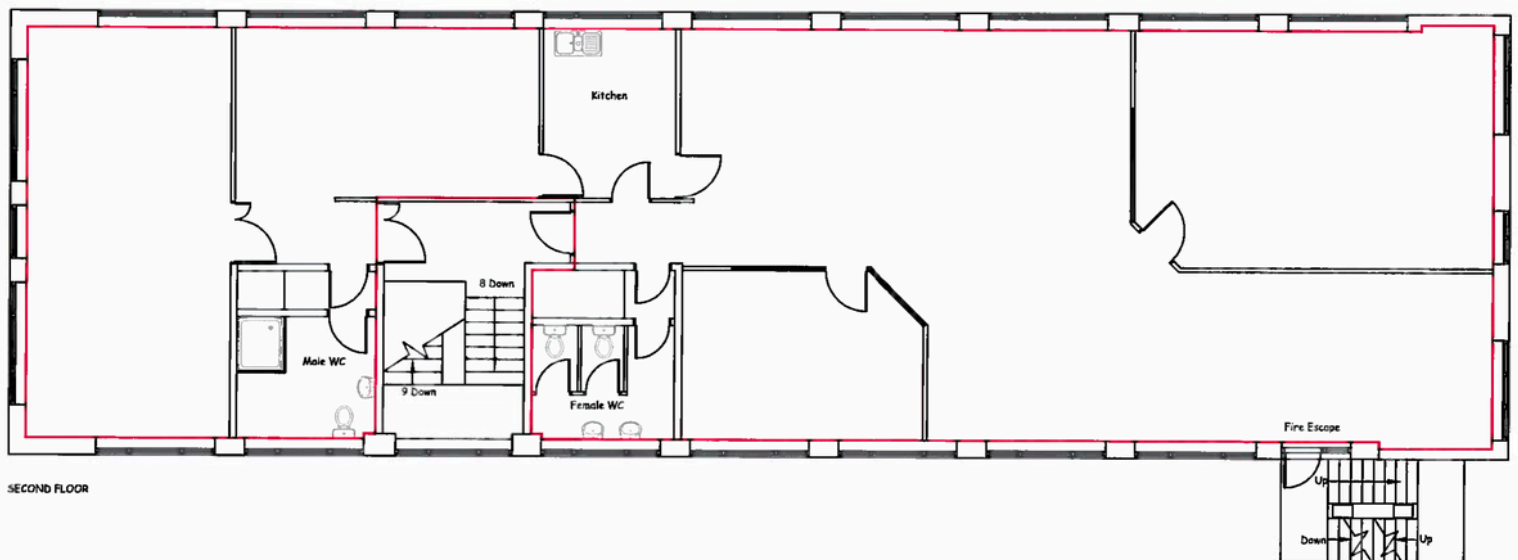
The property is maintained by way of a service charge, details on application.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



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