

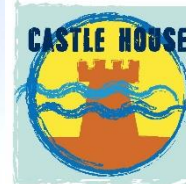
NEWLY REFURBISHED OFFICE SUITES

792-4,015 sq. ft (74-380 sq. m)



Oakley

Your Sussex Property Expert



TO LET

Suite 1, 2A & 2B Castle House, Sea View Way, Woodingdean, Brighton BN2 6NT

- Fully refurbished
- 15 parking spaces
- Air conditioning & LED lighting
- Out of town location
- Double height atrium
- Open plan
- Lift, shower & kitchenette
- EV charging option
- Raised floors + cabling

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 •
Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates
www.oakleyproperty.com

LOCATION

Woodingdean Business Park is located within 2 miles of the Falmer (University and railway station) junction of the A27 which connects with the A23/M23 allowing easy access to Gatwick Airport, London and the M25.

Sussex University, The Amex Community Stadium and Falmer station are approximately 1.5 miles to the north, with Brighton city centre some 3.5 miles to the southwest (typically accessible by car in about 12 mins). Local shopping facilities including a Tesco Express and Coop convenience store are a few hundred yards away in Warren Road. The area is well served by public transport with various bus services, providing access to the town centre and Falmer station.

DESCRIPTION

Castle House stands prominently at the entrance to the Woodingdean Business Park, at the junction of Falmer Road and Bexhill Road. It is a popular modern office building completed in the mid 2000's. Occupiers include Handelsbanken PLC and F.F.T. Chartered Surveyors. Externally, there is a large surface car park with 15 available for the suites with visitor and disabled spaces. EV charging points can be installed by arrangement.

Suites 1 & 2 are located on the ground floor, and benefit from suspended ceiling with new LED lighting, ceiling mounted heating and cooling units, raised floors with Cat 5 cabling, new carpeting, and double-glazed windows. The available space can be configured to provide 1-2 or 3 suites of various sizes ranging from 800sqft up to approximately 4,100sqft-(see plan overleaf). There are communal WC and shower facilities within the common parts, together with a passenger lift accessed from the double height entrance atrium. The building is DDA compliant and has roof top solar panels.

PLANNING

Class E uses will be considered. Occupiers are advised to satisfy themselves in respect of their planning requirements.

ACCOMMODATION

	SQ. FT	SQ. M
<i>Suites 1, 2A & 2B - Ground floor</i>	<i>792-4,015sqft</i>	<i>73-373</i>

ENERGY PERFORMANCE RATING

The suites currently have a B rating.

TENURE

'TO LET' on a new lease for a term to be agreed.

RENT

The guide rent is £17.50sqft exclusive dependent upon size of unit taken. The building service charge is approximately £5.00 sq. ft and is reviewed annually.

BUSINESS RATES

The Rateable Value will be reassessed based upon size of unit taken, the previous RV for suite 2 (2,370sqft) was £41,000 meaning a payable figure of approximately £20,459(£8.60sqft).

VIEWING ARRANGEMENTS

Strictly by appointment through Letting Agents Oakley Property or joint agents Flude Commercial. Flude -01273 727070



James Hamblin

01273 627 411

james.hamblin@oakleyproperty.com



Steven Harvey

01273 645 772

steven@oakleyproperty.com

Main switchboard: 01273 688 882

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Oakley

Your Sussex Property Expert

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



Photos show existing Suite 2 - 2,371 sqft.

www.oakleyproperty.com

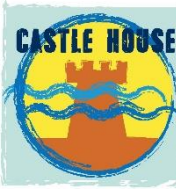
Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Oakley

Your Sussex Property Expert

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

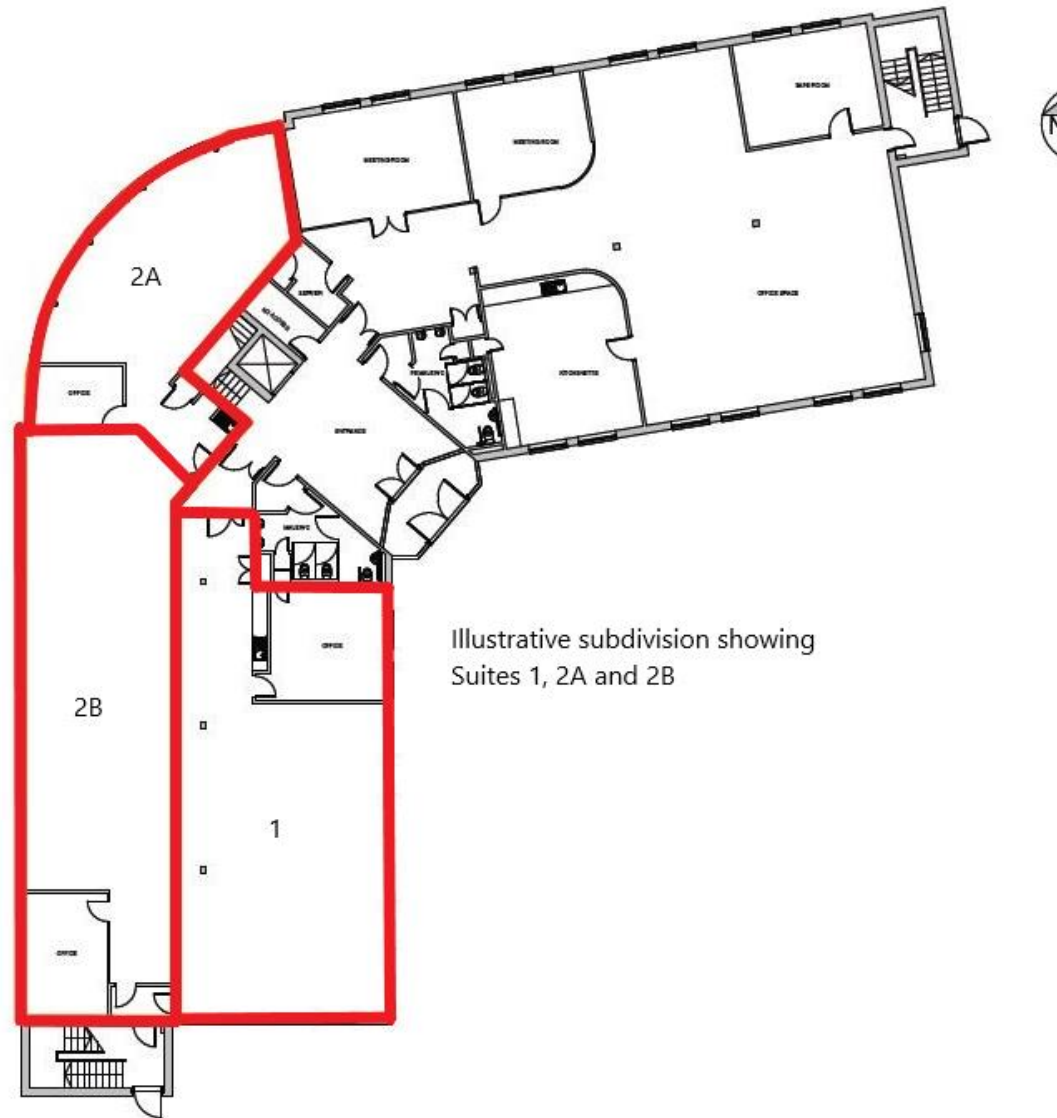


www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Your Sussex Property Expert



Illustrative subdivision showing Suites 1, 2A and 2B

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

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Oakley

Your Sussex Property Expert