

CONTEMPORARY OFFICE FOR SALE

961 sq ft (89.32 sqm)



Oakley

Your Sussex Property Expert



Unit 3 The Design Quarter, Edward Street, Brighton BN2 0JL

- City centre location
- Underfloor heating
- Freehold for sale
- Gated entrance
- Excellent condition
- South facing balcony
- Vacant possession

FOR SALE

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LOCATION

The property is located on the southern side of Edward Street, which lies within the thriving Kemptown area with its multitude of established businesses, multiple retailers and sole traders. You'll also find a variety of retail outlets and restaurant a few meters away on the busy thoroughfare of St James's Street. The surrounding area is densely populated, being within walking distance of Brighton seafront and approximately one mile from Brighton railway station.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN2 0JL.

DESCRIPTION

The Design Quarter forms part of a modern development consisting of both residential units and ground floor offices to the rear, which benefit from a self-contained gated access via Edward Street. Office 3 is in excellent condition and will be sold with vacant possession. Features include under floor heating, perimeter trunking, alarm and entry phone system, vinyl flooring throughout, kitchen area and WC. Additional benefits include a first floor office and an outside south facing terrace area.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground Floor	805	74.32
First Floor	156	14.49
Total accommodation	961	89.32

PRICE

£350,000 exclusive.

VAT

VAT will not be applicable.

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 financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £21,250 for the property.

For more information on Rates Payable, please see below for the correct multiplier: [Estimate your business rates - GOV.UK](https://www.gov.uk/estimate-your-business-rates)

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being prepared.

LEGAL FEES

Each party is responsible for their own legal fees.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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