

10 NEW BUILD OFFICE SPACE 2,600 – 26,000 SQ FT MIDDLE STREET



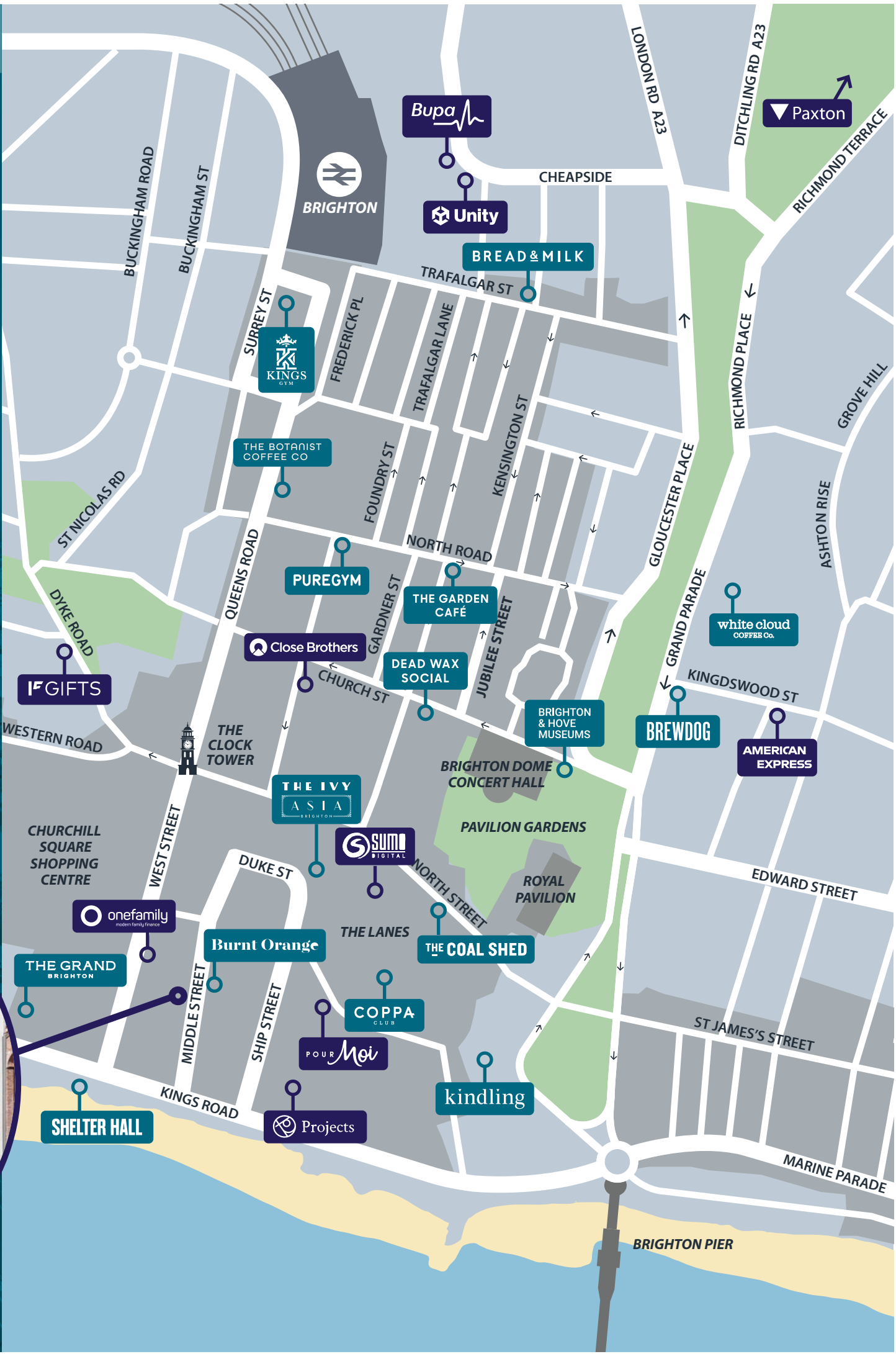
BRIGHTON BN1 1AL

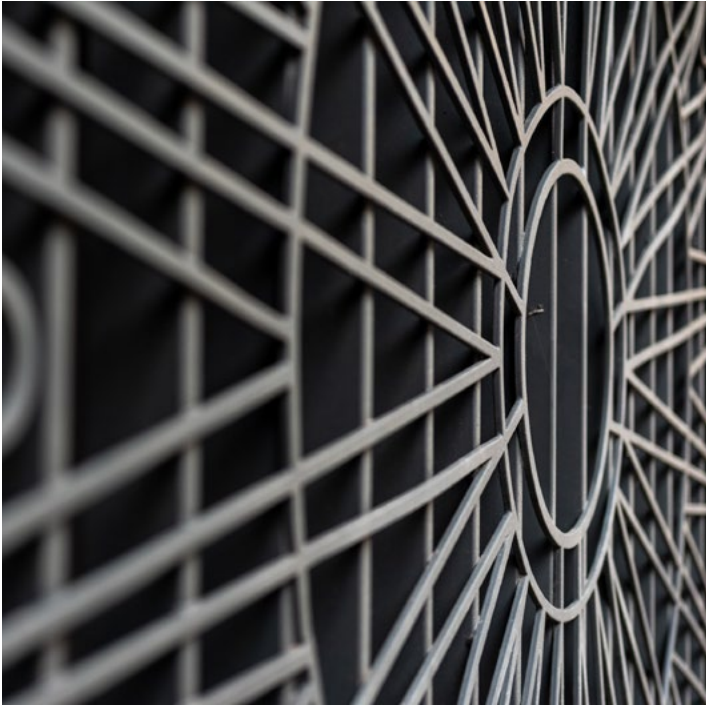
LOCATION

Best in class office located in the heart of the city.

The building is located in the vibrant Lanes area benefitting from all the eateries and shops this area has to offer, and the beach is just at the end of the road. Brighton Station is less than 10 minutes walk away and there are a number of bus routes which stop nearby.

This building allows your company to be both in the core business area but also amongst the main shopping and leisure facilities your staff will want to enjoy.





GREEN CREDENTIALS



EPC RATING
A



BREEAM
'EXCELLENT'



GREEN ROOF &
SOLAR PANELS



ENERGY-EFFICIENT
LED LIGHTING



VRV
AIR-CONDITIONING



SECURE
BIKE STORAGE

SPECIFICATION

A

GRADE A
OFFICE BUILDING



DDA WC
ON EACH FLOOR



25 W/M POWER
ALLOWANCE PER OFFICE



GROUND & BASEMENT
RETAIL SPACE



6 x WCs
ON EACH FLOOR



FIBRE
INFRASTRUCTURE PER FLOOR



DOUBLE HEIGHT
RECEPTION



EXTERNAL AREAS
ON FLOORS 3, 4 & 5



COPPER LINES
PROVIDED ON EACH FLOOR



2 x 13 PERSON
PASSENGER LIFT



VRV HEAT PUMP WITH
HEATING/COOLING



2.7M
FLOOR TO CEILING HEIGHT



2 x SHOWER
/CHANGING ROOMS

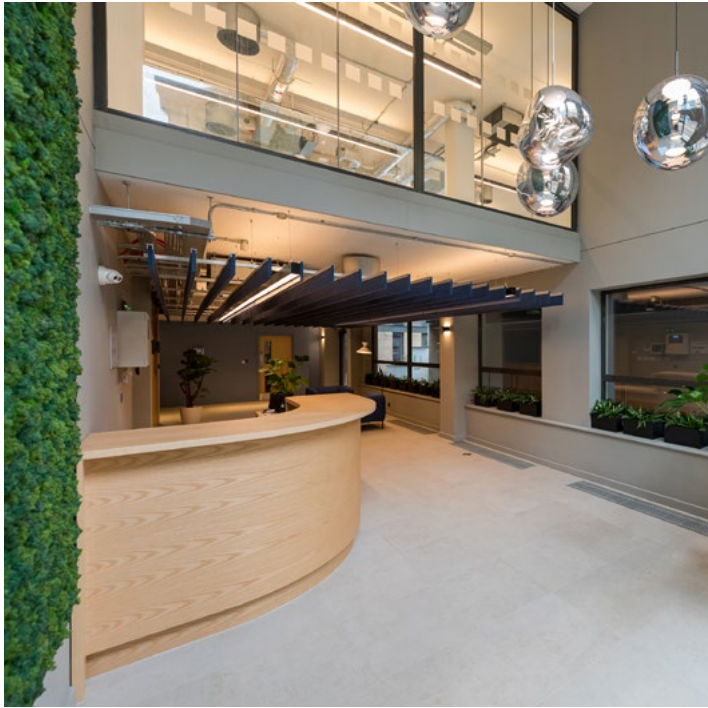


END OF JOURNEY
FACILITIES



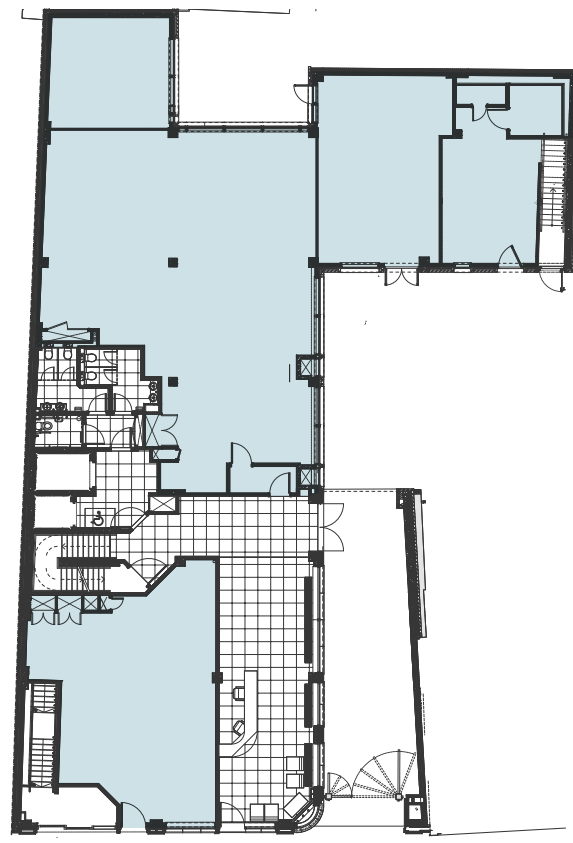
		SQ FT	SQ M
5	FIFTH FLOOR	2,986	277.4
4	FOURTH FLOOR	4,345	403.7
3	THIRD FLOOR	4,872	452.6
2	SECOND FLOOR	5,768	535.9
1	FIRST FLOOR	5,426	504.1
G	GROUND FLOOR	2,591	240.7
TOTAL		25,988	2,414.3





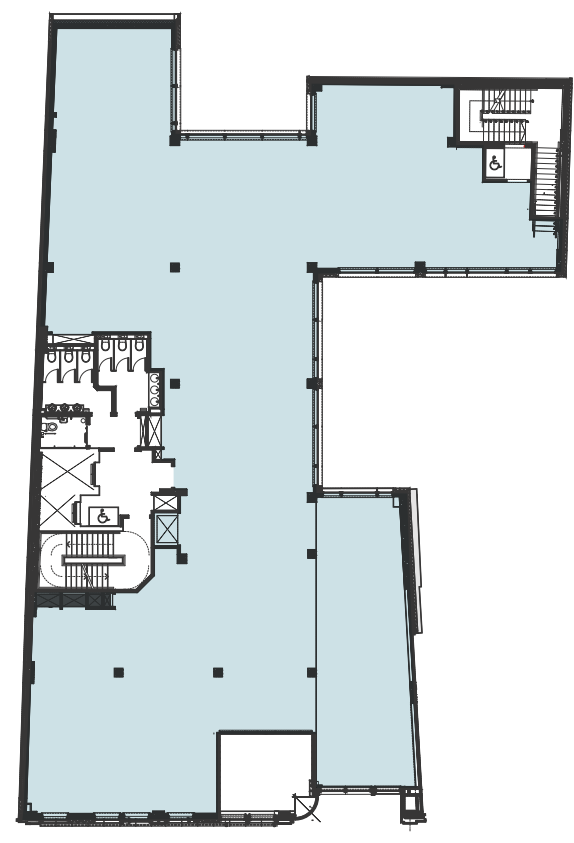
FLOOR PLANS

G



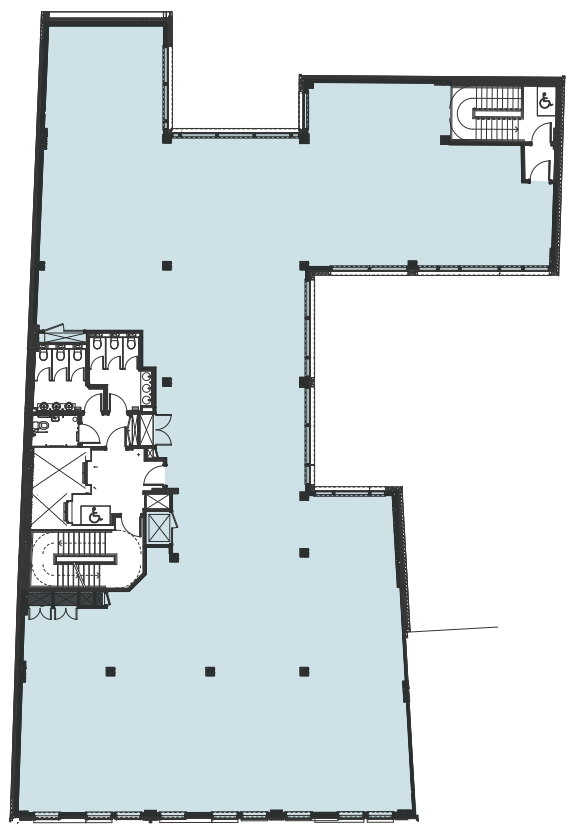
GROUND FLOOR

1



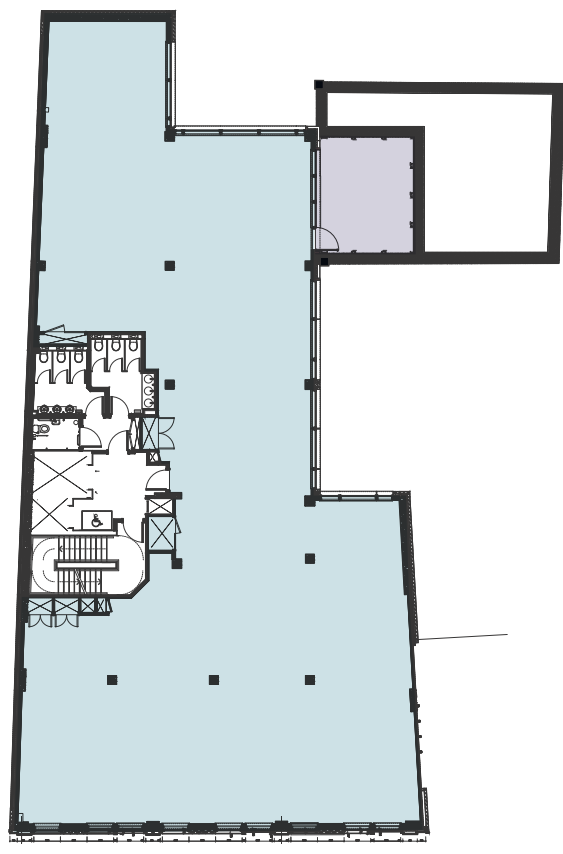
FIRST FLOOR

2



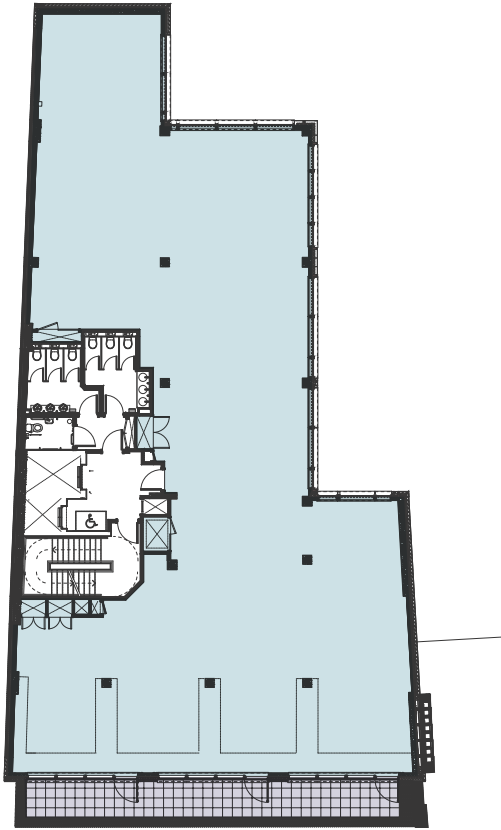
SECOND FLOOR

3



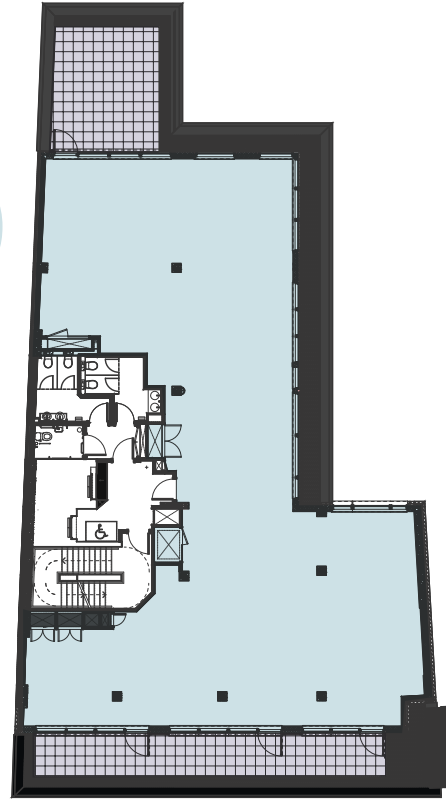
THIRD FLOOR

4



FOURTH FLOOR

5



FIFTH FLOOR

FLOOR PLANS



10
MIDDLE
STREET



RENT

On application.

RATES

To be assessed.

VAT

VAT will be chargeable on the terms quoted.

SERVICE CHARGE

A service charge will be payable – more information on application.

LEGAL COSTS

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



ALL ENQUIRIES

SHW

EMMA ORMISTON

01273 876 203

eormiston@shw.co.uk

LEWIS AUSTIN

01273 876 209

laustin@shw.co.uk

gowers

NICK MAGER

020 8732 3721

nmager@morganman.com

Conditions under which particulars are issued: SHW and Gowers for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment SHW or Gowers has any authority to make or give any representation or warranty whatever in relation to this property. 9156-1. Designed by **ThreeSixtyGroup** April 2025.