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TO LET

OFFICE – 12,700 SQ FT (1,179.83 SQ M)

1st Floor, Exion 27, Crowhurst Road, Brighton, East Sussex, BN1 8AF

Rent | Rent on Application

Purpose Built Class E Space with parking

08 October 2024

LOCATION
The property is located to the north of Brighton city centre, only a few metres from the A27, within 2 or 3 minutes drive of the A23/A27 junction. Exion 27 occupies a very prominent position at the front of Hollingbury Commercial and Industrial Park. The Park comprises a mixture of office space, retail and car showrooms.

DESCRIPTION
Exion 27 provides a stand alone property, arranged over two storeys, and accessed via a double height glazed reception.

The available space is on the 1st floor and provides c.12,700 sq ft.

Internally the accommodation is air-conditioned and has male and female WCs on each floor, with suspended ceilings and LED lighting. There is an 8 person passenger lift.

There is parking around the building and 37 spaces are allocated to the 1st floor.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
1st Floor	12,700	1,179.83

AMENITIES / OPPORTUNITY
- Good car parking - ratio 1:343
- Open plan class E space
- Air conditioning
- LED lighting
- 8-passenger lift

RENT
Rent on Application

RATES
The April 2023 Rateable Value of the property is £248,000.

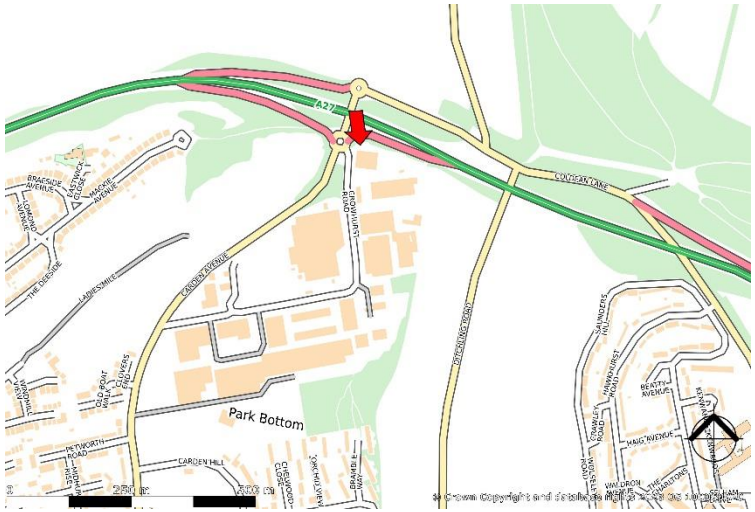
VAT
VAT will be chargeable on the terms quoted.

SERVICE CHARGE
A service charge is payable – more information available on request

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC
76-100 D

81 D









VIEWINGS – 01273 876 200

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