

# Brighton

To let

Various light industrial, office and storage units available to the creative industry

New England House, New England Street, Brighton BN1 4GH



Quoting Rents:  
**See below**



Size:  
**Between 506 sq ft – 8,460sq ft**



Prominent location  
**Adjacent the New England Business Quarter, close to Brighton Railway Station**



EPC Ratings  
**See below**

## Get more information

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**AVISON YOUNG**

# Light Industrial, office and storage units available - To Let

## Location

New England House Business Centre is situated in Brighton city centre adjacent the 24-acre New England Business Quarter development and a few minutes' walk from Brighton main line railway station. The area benefits from a lively residential and business community with numerous apartments, offices, restaurants, shops, supermarket and hotel in the locality.

The location benefits from good road communications being close to the A270 and A23. The A27/A23 interchange is some 2.50 miles to the north and the A259 some 1.25 miles to the south.

The area is well served by numerous nearby bus routes to the city centre, suburbs and beyond. Brighton Station, London Road and Trafalgar Street public car parks are within 0.5 miles.

## Description

New England House Business Centre comprises an 8 storey landmark building providing a mix of self-contained office, workshop and storage accommodation for the Creative Industry.

On-site parking may be available by separate negotiation.

**Accommodation** (The following Gross Internal Floor Areas are calculated in accordance with the RICS Property Measurement 2nd Addition)

Unit no	Sq.ft	Use	Rent	Service Charge	Rateable Value	EPC
Unit A-E Level 3 South	8,460	Office	99,980	32,480	130,000	D
Unit 11 Level 5 South	2,095	Office	32,000	10,187	28,750	tbc
Unit B Level 1 North	1,573	Light Ind.	20,600	7,320	18,000	B
Unit D Level 2 North	1,320	Light Ind.	18,000	6,222	14,500	D
Unit A Level 1 South	1,686	Light Ind.	22,100	8,235	15,500	B
Unit A Level 1 North	1,625	Light Ind.	21,500	7,868	13,250	E
Unit A Level 2 South	1,350	Light Ind.	18,500	6,100	15,400	E
Unit 2 Level 5 North	537	Studio/Office	6,693	3,111	6,100	D
Unit 15 Level 4 South	506	Studio/Office	6,434	2,806	5,500	D

There is a waiting list in place for smaller units in the building. If you are in the creative sector and wish to be added to the list please email [marie.jarvis@avisonyoung.com](mailto:marie.jarvis@avisonyoung.com) or [kathleen.jaeger@avisonyoung.com](mailto:kathleen.jaeger@avisonyoung.com)

## Business Rates

The current ratable values for each individual unit are shown in the schedule above.

**These are not the amounts of business rates payable and all parties should carry out their own investigations.**

## EPC

Where appropriate existing Energy Performance Certificate ratings are included in the above schedule

## Legal Costs

The incoming tenant is to contribute towards the Landlord's reasonable legal costs incurred in the transaction up to £725 (no VAT).

Avision Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors No person in the employment of Avision Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

1. All prices quoted are exclusive of VAT.
2. Avision Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avision Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the lessee.

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## GUIDELINES - MAKING A RENTAL OFFER FOR COMMERCIAL PREMISES

To be read in conjunction with the specific letting particulars produced on behalf of Brighton & Hove City Council by their retained sole commercial agent Avison Young (UK) Ltd.

The letting brochure prepared in respect of the subject property in question will provide brief outline information of the location, accommodation, lease terms, a guide to the likely initial rental, plus planning and rating detail. The information provided should be treated in accord with the terms and conditions set out in the brochure. Potential tenants are advised to undertake an inspection and clarify all such detail prior to submitting a written proposal. It is recommended all parties should ideally seek independent legal / property advice.

Any guide rent provided will indicate the likely rent the Council anticipates receiving, subject to contract. However, a higher or indeed, lower figure may be offered and accepted dependent upon the level of demand and other terms proposed.

### MARKETING PROCESS

**(A) General Marketing Process** - unless stated otherwise in the particulars, the marketing process will comprise an invitation for any potential tenant to submit in writing to Avison Young (UK) Ltd their bid. Ideally the information set out below should be provided to enable the offer to be processed and a reasoned recommendation to be made to the Council:

1. The full name and address of the intended tenant - to include the registered office if a Company (including Company Number) or if an individual, their National Insurance Number.
2. Details of the offer tabled, including initial rent and lease terms proposed i.e., length of lease and to contain provision for upward only rent reviews at the expiration of each 5th year if applicable.
3. Confirmation you are prepared to meet the landlord's reasonable legal costs, as is usual in these circumstances.
4. Detail of the intended use and confirmation you have spoken to the local Planning Authority concerning the same, as appropriate. An indication of the style of fit-out and any works to be undertaken will also be appreciated.
5. Is a short rent-free period required to enable fit-out?
6. Full financial and background information to be provided and to ideally include relevant experience, how long trading, number of outlets and their location (plus photographs), any business plan produced and copy accounts (if available - for the last three years trading period). In addition, the contact details for the referees: namely bankers (plus account name, number and branch sort-code), solicitor, accountant, landlord and two trade contacts as applicable.
- 7a. Confirmation whether any additional security is to be offered by way of a personal surety (please provide detail of the individual, their address and bank account details plus NI number).
- 7b. Alternatively, additional security may be sought by way of a rental deposit. The amount of any rental deposit required (if any) will depend upon the individual circumstances and is to be held for a minimum 3-year period or until gross profit exceeds by a multiplier of 3, the rent passing for three consecutive years.

Unless otherwise stated in the particulars, the Council in arriving at their decision will carefully consider all supporting information provided in respect of an individual offer and not just the rental level in isolation. **All information provided is treated in the strictest of confidence.**

**(B) Informal Tender** - if an Informal Tender is envisaged, then the letting particulars will advise this and / or parties who have expressed an interest will be advised verbally and / or in writing. You will be advised of the date of any Informal Tender and when / where offers are to be invited, as well as the manner in which such offers are to be submitted. Again, the information referred to in points **1 - 7b** above, should be provided where appropriate.

**Note:** In respect of **(A)** and **(B)** above, the Council reserves the right, not to accept the first, highest or indeed any offer received. In certain circumstances, it may be necessary to revert to one, a number or all of those parties who have submitted an offer, to ascertain whether or not they would be prepared to better the initial terms proposed. The Council will not accept any proposal calculated by reference to another bid e.g., £1 in excess of the highest annual rent submitted.

If the prospective tenant remains unsure of the marketing process or information required in order for their bid to be duly considered, then they should contact Avison Young (UK) Ltd immediately:

### BRIGHTON & HOVE CITY COUNCIL FOOD STANDARDS

In accord with our client's instructions, a link to the Brighton & Hove City Council Good Food Standards is included within these marketing particulars for new lettings within the commercial and seafront property portfolios and which sets out the level of proposed compliance by potential tenants and to be considered as part of their bid evaluation criteria. For more information search for "Brighton & Hove City Council Good Food Standards" in your web browser.

In addition, new tenants will be offered a consultation with the council's Healthy Food Project Officer to provide support, advice, and guidance on compliance with the policy.