



SHW

**MAKING
PROPERTY
WORK**

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10 MIDDLE STREET

TO LET

OFFICE 30,407 SQ FT (2,824.81 SQ M)

10, Middle Street, Brighton, BN1 1AL

LOCATION

Middle Street is just off Brighton's seafront and runs parallel with West Street and Ship Street, in the heart of the popular Lanes. It is a 10 minute walk from Brighton mainline Railway Station. Brighton Station provides access to Gatwick in 24 minutes and London Victoria in 56 minutes.

There are a number of bus routes that stop nearby, notably on North Street and Queens Road.

The office sits in the centre of everything Brighton has to offer including the independent shops, bars and cafes of the North Laine, the famous Lanes and Churchill square Shopping Centre.

DESCRIPTION

- Grade A office building
- Ground floor and basement retail that could be used for further office space, gym, café etc.
- Double height reception that can link to the ground floor retail units
- 2x 13 person passenger lift
- Ground floor secure bike storage for 40 bikes plus 12 visitor bike spaces
- 2 Shower/changing rooms within bike store
- DDA WC on each floor
- 3 female and 3 male WCs on each floor (other than 5th floor where 2 of each)
- External areas on 3rd, 4th, 5th and 6th floors
- Roof plant space
- Green roof and solar panels
- VRV (Heat Pump) with simultaneous heating and cooling
- The building is being provided by 350kVA with 200kVA earmarked for the landlords / offices. This equates to each office area being provided with a power allowance of 25W/M (in line with BSRIA requirements). Each floor is to be provided with fibre infrastructure to each riser (1 and 2). Copper lines (10 pair) will be provided on each floor within the landlords riser
- Target BREEAM - Excellent
- Target EPC - A
- 2 DDA parking spaces to the front of the building
- Potential for 2 private parking spaces at Clarence Yard - just a 2 minute walk from Middle Street

AMENITIES / OPPORTUNITY

- Strong ESG & Green Credentials
- Target EPC A
- Target BREEAM Excellent
- High spec commuter facilities and secure bike storage
- External terrace areas on 3rd, 4th, 5th & 6th Floor
- Female & Male WCs and Accessible WC facilities on each floor
- Double height reception with 2x13 person passenger lift servicing all floors,
- 2 DDA parking spaces to the front of the building
- Energy efficient LED Lighting and VRV air conditioning system
- Grade A specification with 2.7m raised floor to ceiling height

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Fifth Floor	2,986	277.4
Fourth Floor	4,345	403.65
Third Floor	4,872	452.61
Second Floor	5,768	535.85
First Floor	5,426	504.08
Ground Floor	2,591	240.70
Ground Retail 1	502	46.64
Ground Retail 2	534	49.61
Basement	3,383	314.3
TOTAL	30,407	2,824.81

RENT

On application

RATES

To be assessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal



VIEWINGS – 01273 876 200

James Bryant t: 01273 876 252 e: jbryant@shw.co.uk
 Emma Ormiston t: 01273 876 203 e: eormiston@shw.co.uk

GOWERS:

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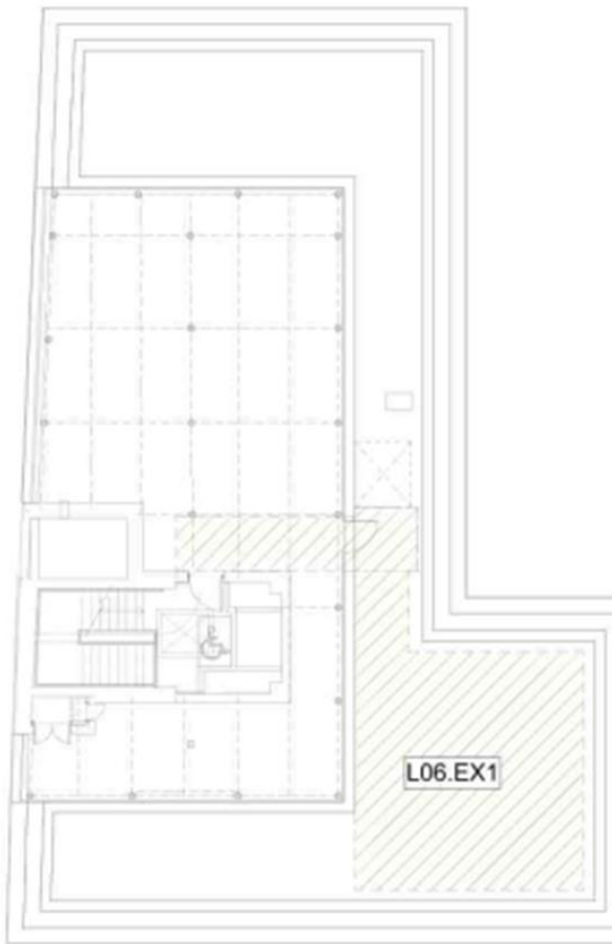


Instagram – SHW Property

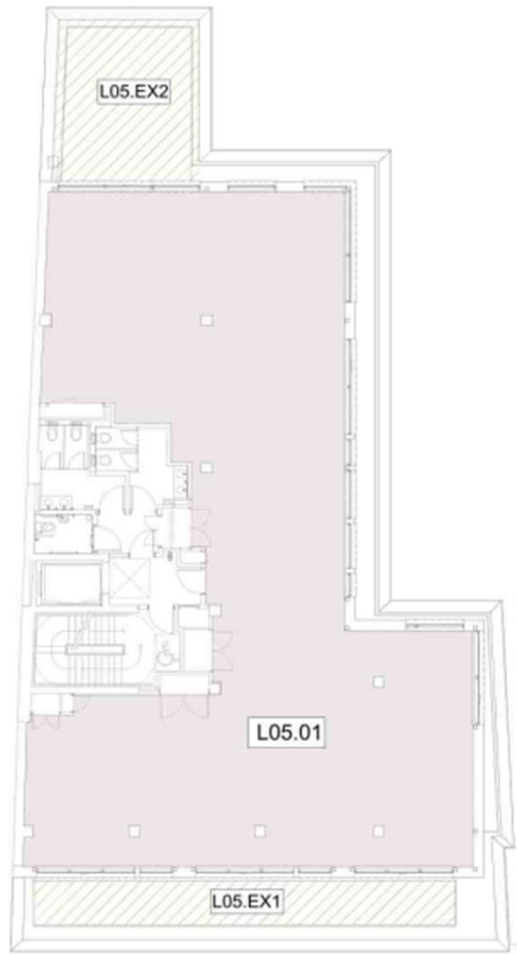
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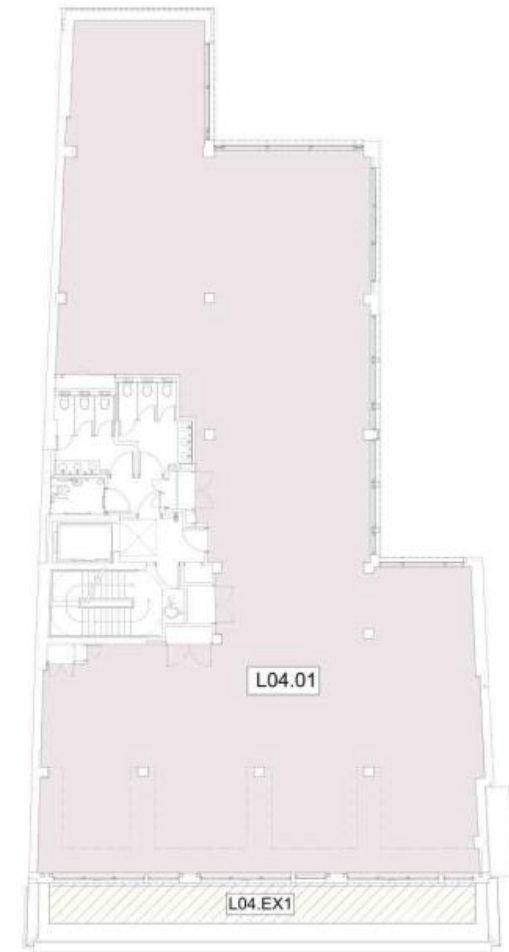
Sixth floor



Fifth Floor



Fourth Floor



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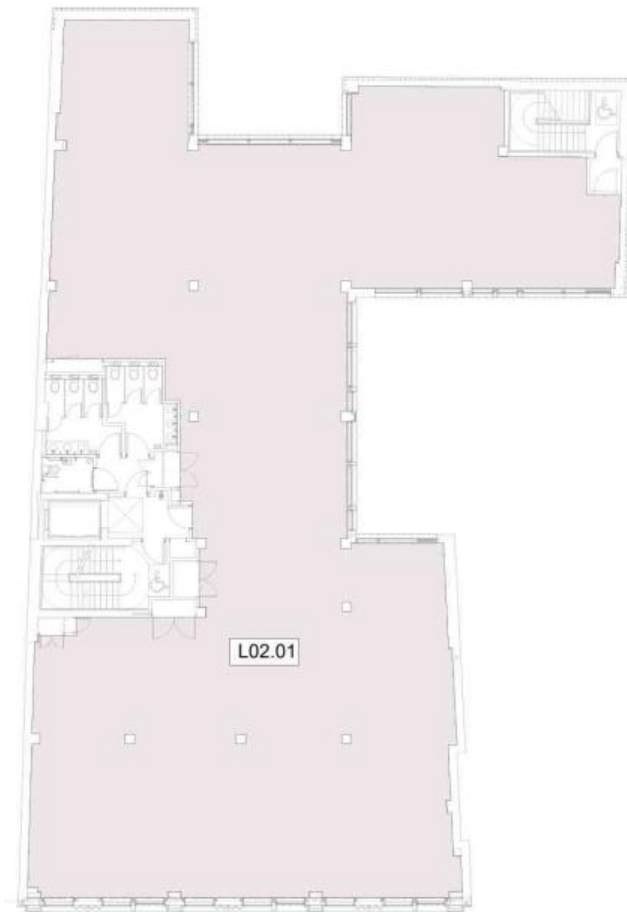


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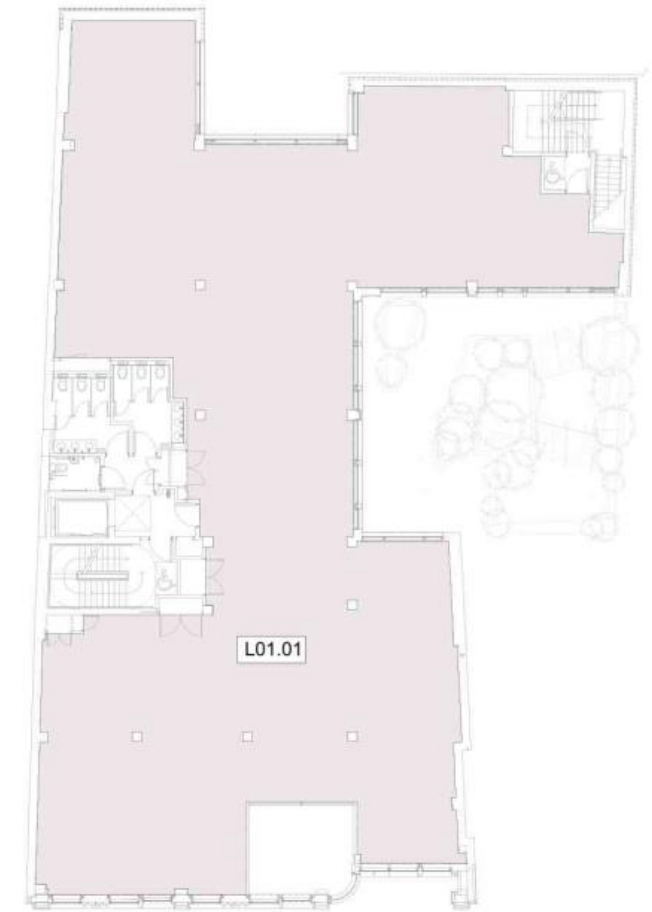
Third Floor



Second Floor



First Floor



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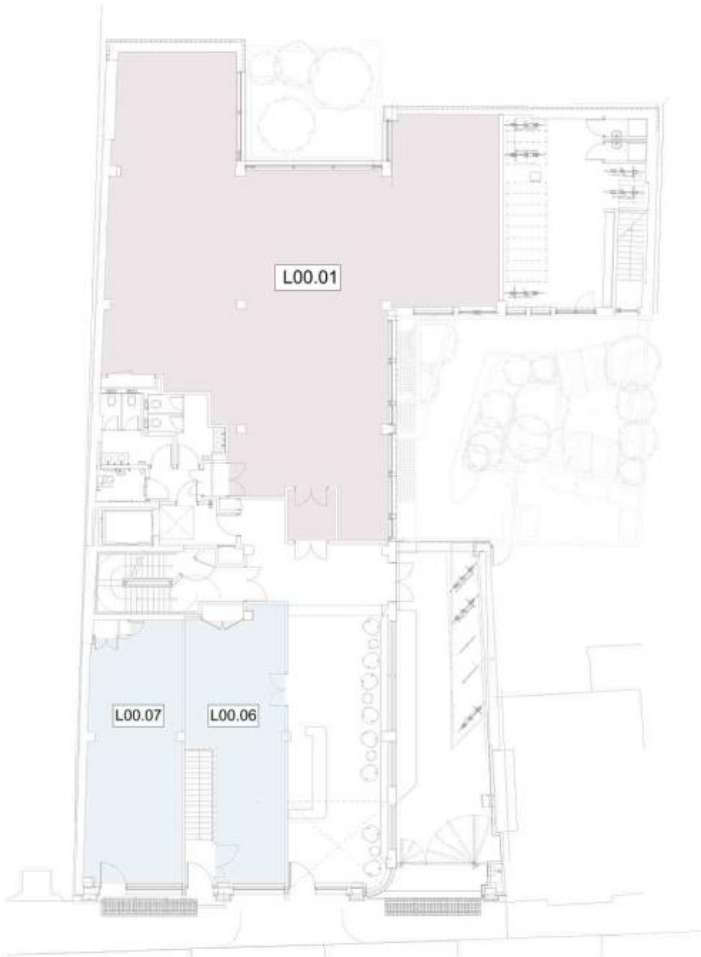


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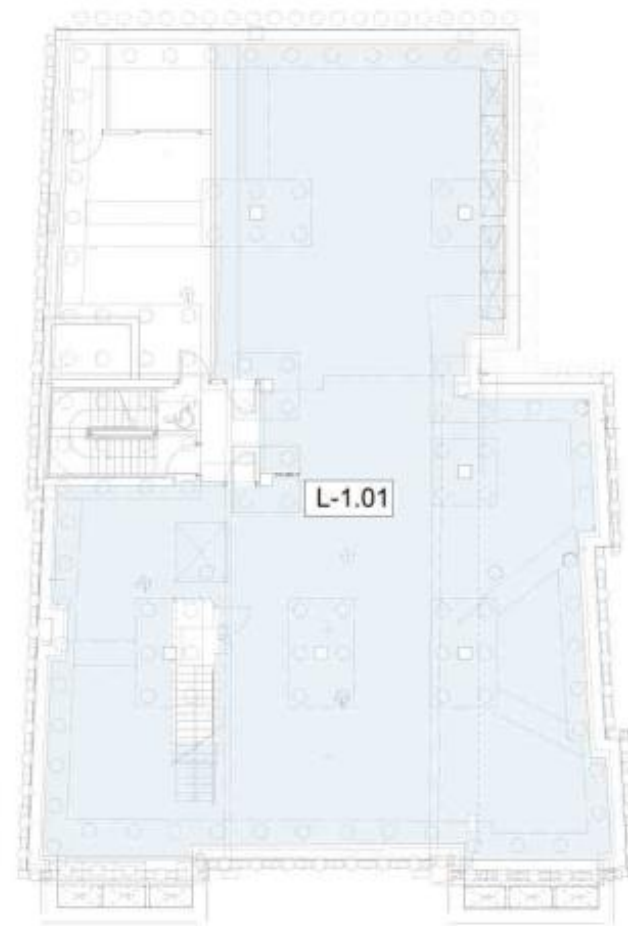


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Ground Floor



Basement



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