

TO LET

OFFICE – 2,504 - 6,767 SQ FT (232.62 - 628.67 SQ M)
Plus X Innovation Hub, Lewes Road, Brighton, East Sussex, BN2 4GL

### DESCRIPTION

The available suites are located on the 1<sup>st</sup>, 5<sup>th</sup> and 6<sup>th</sup> floor and have been fitted to a full Cat A specification to include:

- · Exposed services and soffits
- Brand new HVAC system
- Raised access floors
- Suspended LED lighting panels

As Plus X Innovation members, the occupier will gain access to on-site parking & bike storage as well as enjoy access to seven-storey innovation hub of facilities including open-air rooftop, podcasting suites, prototyping workshop, events spaces, meeting rooms and more.

# **LOCATION**

Situated on 270 Lewes Road, one of the main arterial routes into Brighton City Centre. Moulsecombe Station is a short walk away, 12 minutes to Brighton Station by car, and 11 minutes by bike!

# **ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
First Floor	2,504	232.62
Fifth Floor	6,767	628.67
Sixth Floor	6,767	628.67

# **RENT**

- 1st floor £7,500 per calendar month (excluding rates and service charge)
- 5th & 6th floor £25 per sq ft exclusive

#### **AMENITIES**

- · Self-contained offices suite
- Newly fitted to a CAT A specification
- Air conditioned
- Forming part of the impressive new Plus X Innovation Hub
- With access to weekly events including yoga classes and member socials
- In house café serving locally sourced and nutritionally balanced food
- Access to extensive rooftop terrace and gardens with external seating
- Car and bike parking as well as a Brighton Bikes stand & private monsoon showers
- Carbon neutral with sustainable electric power, solar energy and zero-landfill
- Platinum WELL building certification & Wired Score platinum connectivity
- 24/7 access and security

## VAT

VAT will be chargeable on the terms quoted.

#### **LEGAL COSTS**

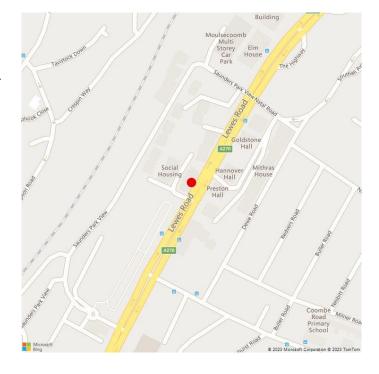
Each party is to be responsible for their own legal fees.

### **EPC**

The property has an EPC rating of B.

## **RATES**

We would recommend that interested parties make their own enquiries with the Local Authority.











**VIEWINGS - 01273 876 200** 

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