



8th November 2023

Our ref: SH
Reply To: Head Office

Mr Simon Bareham
Lewis & Co
2 Port Hall Road
Brighton
BN1 5PD

Dear Mr Bareham,

RE: GROUND FLOOR OFFICE, 26 DITCHLING ROAD, BN1 4SF.

We understand that you are acting on behalf of the landlords to prepare an application for a change of use of the above office premises to residential use falling within Use Class C3.

This practice was marketing the property as available to let between the dates of March 2021 and April 2022 and in order to support your proposed change of use planning application you have instructed us to provide the following information:-

- 1) Provide a summary of the history of our marketing activities that were undertaken to secure office, or other Use Class E, occupiers for the premises.

THE PROPERTY

The property comprises a substantial period building, which houses a mix of office and residential accommodation and is believed to date from the early Victorian period. The property was comprehensively redeveloped and upgraded in 2018 to comprise four flats on first and second floors with offices on the ground floor. Several parking spaces are available in the gated parking area to the rear, accessed off upper Lewes Road.

The property is situated in a highly visible position on the southeast corner of the junction between Ditchling Road and Upper Lewes Road. Ditchling Road is one of the principal roads into Brighton city centre. The property is approximately five minutes walk from London Road which is home to many national and independent retailers and is approximately 0.5m from Brighton station. To the north lies Citibase Brighton and Shaftesbury Court, both office buildings.

The flats are all let on AST agreements, and we believe the ground floor office was let in January 2019 to a software company. This firm was not involved in that transaction.

The ground floor office suite is attractively fitted out in a modern and contemporary style with exposed services, LED flat panel lighting, double glazing, kitchenette, shower and WC's. In addition to the open plan space there are three separate offices/meeting rooms. The internal look and feel are very appealing.

To the rear, two car spaces were allocated to the ground floor (double parked).



The property is not Listed.

We provide a summary of the accommodation as follows:

<u>Ground floor</u>	<u>sq.m.</u>	<u>sq.ft.</u>
Open Plan Suite	170	1827
Total	170	1827

SUMMARY OF MARKETING ACTIVITY

The global pandemic hit the UK hard in March 2020 and the tenant realized they no longer needed the space due to changing work patterns.

Oakley Property were instructed to market the premises in March 2021 and in order to evidence this we have included a copy of our terms of engagement see- Appendix I . We have also included within Appendix II a copy of the marketing particulars for 26 Ditchling Road, which contain a description of the suite as well as photographs of the interior and exterior of the property.

The marketing details were written to promote both the existing lease terms and the opportunity to sub let the space up until the lease break in January 2024. The passing rent was omitted to maximize the potential enquiries.

As part of the marketing process an advertising board was erected in April 2021 on the facade of the property which clearly displays the office availability, and this remained in situ throughout the marketing campaign. Appendix III shows a photograph of the building taken in April 2021 with the board in place.

During the marketing period, we undertook mailshots of the marketing particulars to our database of applicants looking for business space in Brighton & Hove (approximately 200 parties at the time) and responded to direct enquiries or promoted the space to suitable potential tenants. This included responding to applicants and companies contacting us through our social media and other marketing activities,

Details of the property went live on the Oakley Property website (www.oakleyproperty.com) in April 2021, allowing interested parties to download the PDF details. The Oakley website is well presented, easy to navigate and regularly receives circa 5000 hits in an average month. The property details were also submitted to the Co Star/Realla website (this is a subscription website used by most commercial agents in the UK).



In addition, the property was included on several specialist commercial property web portals and databases such as Zoopla Commercial/ EG property Link/ Prop list/ Prime location and distributed through the agent-to-agent system known as EACH (Estate Agents Clearing House)

The property was listed under the “office” section of the commercial property section of our web site. We are unable to provide a screenshot as it’s an historic entry and is no longer live on our site.

Marketing reaction and Conclusion

Our marketing efforts coincided with a very challenging period in the Brighton & Hove office market which has changed significantly due to the effects of the pandemic and the change in work patterns.

The building generated very limited interest from office occupiers and indeed other possible businesses that could operate within the property under wider Class E use. Serious interest in the premises was limited to just three different companies during our marketing period which was much lower than we would have normally expected pre covid. These included a PR company and a gaming company.

Whilst the accommodation has been well refurbished and presents well, as can be seen from the marketing details, a major drawback is the fact that the building does not have DDA access and has limited onsite parking. There are steps at the front of the property which form part of its character and cannot be altered, and this was an off-putting issue for some of the interested parties. The parking provided on site is limited for this location and again was mentioned as a negative factor in not being interested in the premises.

It’s location was also a concern for some parties as it was perceived to be neither “in town” or “out of town” so effectively falling between the two and off pitch.

Throughout the period of marketing, we held discussions with possible applicants in relation to taking over the existing lease or a sub lease but were not able to generate sufficient interest or an offer to take over the premises on similar lease terms to those which existed.

The Brighton office market has changed forever and off-pitch such as these locations have become difficult to let. The building generated very limited interest from the office market and indeed other possible businesses that could operate within the property under the wider E Class use.

We understand that the premises are currently being marketed by another local commercial agent without interest.



In summary, it has been proven over a prolonged period of marketing by this firm and another that this commercial space is no longer in demand or suitable for the local market despite its high quality fit out.

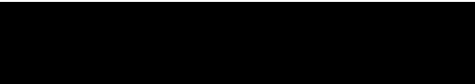
Therefore it seems to be a natural conclusion to allow it to switch to residential use in line with the remainder of the building, thus providing further high quality housing stock for the Brighton area.

We trust this brief report is adequate for your immediate purposes.

Yours faithfully,

For Oakley Property (Sussex) Limited

Steven Harvey
Commercial Agency Director





APPENDIX I

Oakley Commercial
23/24 Marlborough Place
Brighton
East Sussex
BN1 1UB

Telephone: 01273 688 882
Email: info@oakleyproperty.com
Website: www.oakleyproperty.com

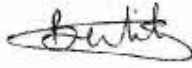


Terms of Business & Conditions of Engagement

PROPERTY TO BE LET	26 Ditchling Road, Brighton, BN1 4SB
CLIENT NAME	[REDACTED]
CLIENT ADDRESS	[REDACTED]
TELEPHONE/MOBILE NUMBER	[REDACTED]
EMAIL ADDRESS	[REDACTED]
TYPE OF AGENCY	Sole Agency
EXCLUSIVITY PERIOD	Exclusivity period of three months, with 28 days notice thereafter.
COMMISSION RATE	9% of annual headline rent + VAT, disregarding any incentives or rent free period.
MINIMUM COMMISSION	£1,500
ABORTIVE MARKETING EXPENSES	NA
MARKETING EXPENSES	Included within fee
BOARDS	Included within fee
VIEWING DETAILS	Key to be arranged, in the meantime contact [REDACTED]
OTHER TERMS	NA

For Oakley: Brandon White

For Client: [REDACTED]

Sign 
Date 23.03.2021

Sign [REDACTED]
Date [REDACTED]

Oakley commercial will act as Selling Agents for the above property, in accordance with the Estate Agents Act 1979 and the terms overleaf.



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Your Sussex property expert

APPENDIX II

MODERN CENTRAL BRIGHTON OFFICES WITH PARKING

Ground Floor Offices: 1,827 sq. ft (169.72 sq. m)



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TO LET

**26 Ditchling Road,
Brighton, BN1 4SF**

- Modern open plan self-contained offices.
- High quality fit out throughout following a substantial refurbishment in 2018.
- Detached Victorian property with onsite parking.
- Prominent position.
- Flexible terms available.
- Pre divided meeting rooms and boardroom.

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www.oakleyproperty.com

LOCATION

Ditchling Road is one of the principal roads into Brighton city centre and runs from the A27 to the north, down into the city centre. Situated at the southern most point of Ditchling Road, the property is within 5 minutes walk of the busy London Road retail thoroughfare, which is home to multiple national retailers and eateries including Aldi, Iceland, WHSmith and multiple banks.

London Road also sits to the north of Brighton's North Laine district, which is home to hundreds of independent retailers, restaurants and bars alike.

The property is also served well by public transport, with a number of bus routes providing services across the city from the Level and also London Road. Brighton mainline railway station is within 10 minutes walking distance and provides direct services to Gatwick Airport (27 minutes), London Victoria (59 minutes) & London Bridge (62 minutes). London Road station is also less than 10 minutes walk away.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN1 4SF.

DESCRIPTION

The property comprises of a red brick Victorian period building, which underwent significant refurbishment & development in 2018, opening up the ground floor offices to their current configuration.

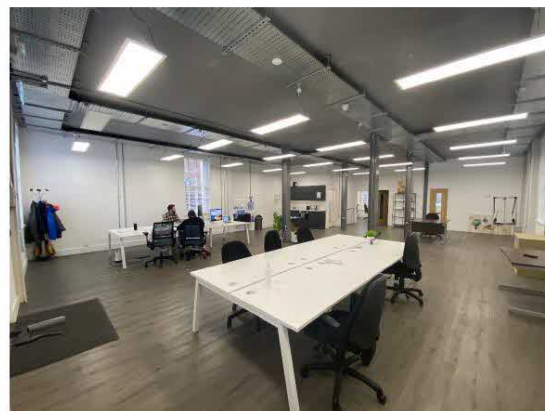
The offices have been finished to a high standard throughout and benefit from LED Panel lighting, stone finish laminate flooring, three smaller meeting rooms and a large boardroom, double glazed sash windows, raised flooring with floor boxes inset, kitchenette, shower and multiple WCs.

The property also benefits from one allocated parking space, though it may be possible to park two vehicles, if parking back to back.

ACCOMMODATION

The accommodation comprises:

	SQ. FT	SQ. M
Ground Floor Offices	1,827	169.72



www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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APPENDIX II cont.

TENURE

The property is available by way of either a sub-lease or an assignment of an existing lease which is for a term of ten years from January 2019. The lease includes an option to break at the 5th anniversary in January 2024 and therefore a sub-lease could be offered until this date, or alternatively an assignment until January 2029.

RENT

Price on application.


BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £26,750. The Uniform Business Rate for the current financial year (2020/2021) is 49.9p in the £ making the Rates Payable approximately £13,350.

Further information is available at <https://www.gov.uk/calculate-your-business-rates>.

ENERGY PERFORMANCE CERTIFICATE


The unit has an EPC rating of D - 95.




VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT





Brandon White
01273 645 773
brandon@oakleyproperty.com




Steven Harvey
01273 645772
steven@oakleyproperty.com

Main switchboard: 01273 688882

www.oakleyproperty.com

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APPENDIX III

