



**TO LET**

Ridgeland House, Rear Office Unit  
165 Dyke Road, Seven Dials, Hove, BN3 1TL



## Key Features

- Superbly fitted to a high standard
- Dedicated on-site parking
- Located in popular Seven Dials district
- Self contained access
- Within a 10 minute walk of Brighton Station
- Situated in a busy pedestrian & vehicular thoroughfare
- Excellent local amenities
- New lease available
- Quoting rent £12,500 per annum



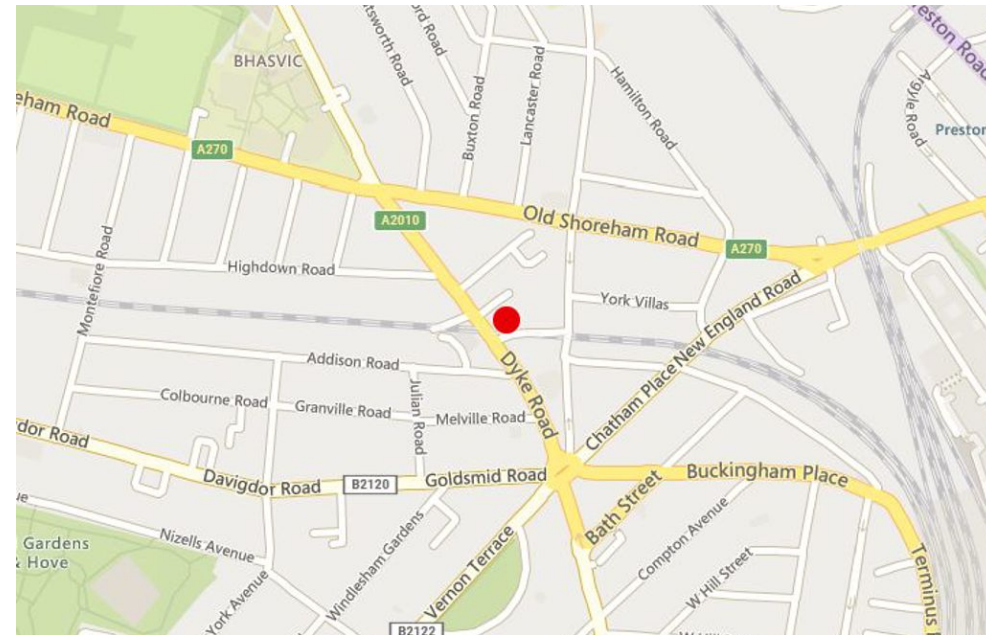


## Location & Situation

The property is situated on Dyke Road within the popular Seven Dials district of Brighton & Hove, an established mixed commercial and residential area located close to Brighton city centre. Seven Dials provides a wide range of independent shops, cafés, restaurants and local amenities, making it a popular location for small businesses and professional occupiers.

Brighton Mainline Railway Station is within approximately 10 minutes' walk, providing direct services to London, Gatwick Airport and the south coast.

Dyke Road is a principal route linking the city centre with the A27 Brighton by-pass and A23, providing excellent road access to the wider region. The surrounding area comprises a mix of offices, residential property and local commercial occupiers.





## Description & Accommodation

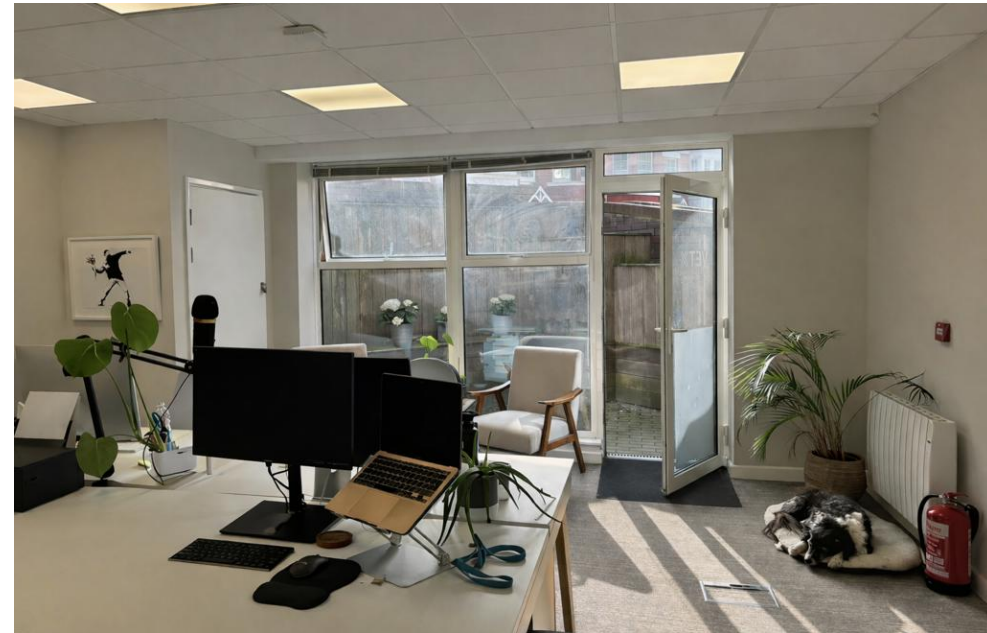
The subject premises comprise a self-contained office / studio unit arranged at lower ground floor level to the rear of the building. The suite is accessed via the rear of Ridgeland House, adjacent to the entrance to the undercroft car parking area, and benefits from a good degree of privacy, making it suitable for office, studio or similar business use (subject to the necessary consents).

The accommodation is fitted to a modern standard and includes LED lighting, carpet floor coverings, a fitted kitchen and demised WC.

The property benefits from one on-site parking space, together with eligibility for 100% Small Business Rates Relief (subject to status), making it a cost-effective option for small businesses, start-ups or professional occupiers.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Lower Ground Floor	401	37.25
Total	401	37.25





## Rateable Value

\*\*\* 100% rate relief (STS) \*\*\* The current Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £8,500. However subject to status occupiers can expect to benefit from 100% rate relief: <https://www.gov.uk/calculate-your-business-rates>.

## EPC

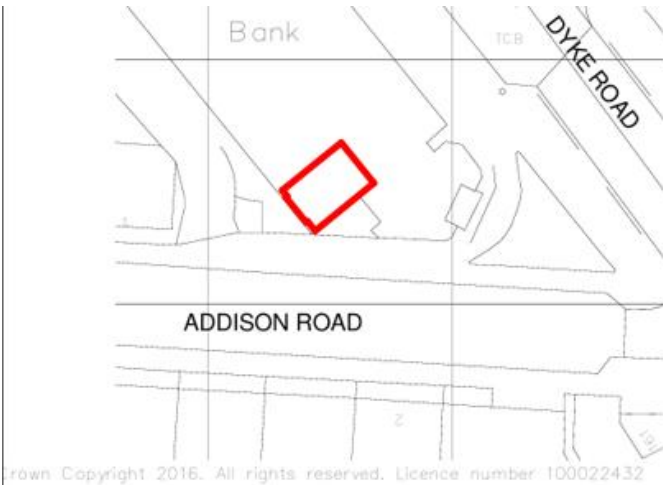
D (78)

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

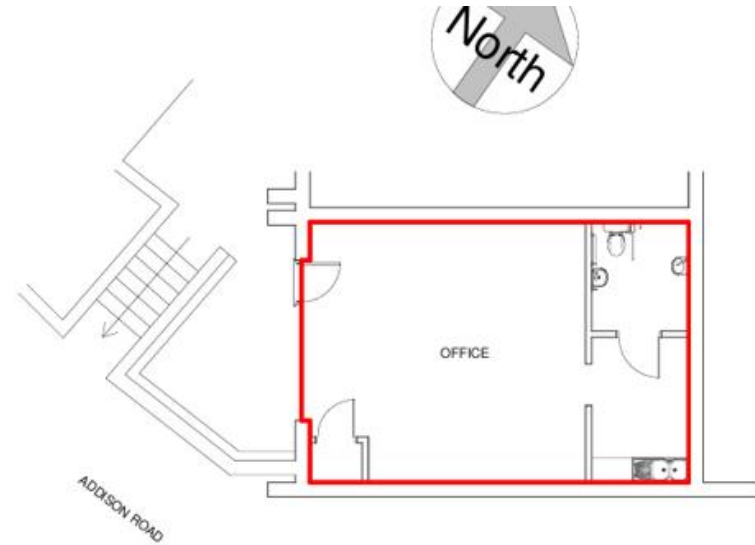




1 SITE PLAN  
1 : 500



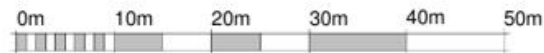
2 LOCATION PLAN  
1 : 1250



3 GROUND FLOOR  
1 : 100



VISUAL SCALE 1:1250 @ A3



VISUAL SCALE 1:500 @ A3

FLOOR PLAN For identification purposes only.



Ridgeland House, Rear Office Unit  
165 Dyke Road, Seven Dials, Hove, BN3 1TL

## Terms

The property is available to let by way of a new lease for a term to be agreed and at a rental of £12,500 per annum.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

Nick Martin  
n.martin@flude.com  
01273 740381

Ed Deslandes  
e.deslandes@flude.com  
07854883927

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

16 March 2026

