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Blenheim House, 56 Old Steine, Brighton,
BN1 1NH

TO LET: PRESTIGIOUS GRADE II LISTED OFFICES IN BRIGHTON

LOCATION



Blenheim House is situated in a city centre location overlooking the Old Steine Gardens and located between the Royal Pavilion and the Brighton Palace Pier. Close by is the Royal Albion Hotel and many prominent office, community and residential buildings. Old Steine is one of Brighton's most prestigious locations.

Old Steine forms the southern section of the main A23 into Brighton city centre and is a major bus terminal with easy access to the A259 coast road. Brighton station and the main shopping areas of The Lanes, the North Laine and Churchill Square are all within walking distance.

Description

A Grade II listed building believed to have been designed in the 18th century and now a prominent headquarters office building over six floors. Maintained to a high standard throughout and with many fine features, including a first-floor balcony overlooking the main gardens, an internal fireplace, cornice and wood flooring.

Key Features

- Grade II Listed Landmark Property
- Prestigious Headquarters Building
- City Centre - Old Steine
- From 1,029 sq ft to 4,609 sq ft

Accommodation

First Floor 1,393 sq ft (129.4 m2) to include a mezzanine of 331 sq ft (30.75 m2)

Second Floor 1,070 sq ft (99.4 m2)

Third Floor 1,117 sq ft (103.8 m2)

Fourth Floor 1,029 sq ft (95.6 m2)

Total Accommodation 4,609 sq ft (428.2 m2)

*Please note that the fourth floor is to be refurbished and works to be completed early on time ready for tenants' occupation.

Amenities

- Air conditioning to most floors.
- Perimeter trunking with raised floors in part.
- First Floor Balcony.
- Male/Female WC's throughout building.
- Wooden flooring and carpeted throughout.
- Separate side entrance from Steine Lane to upper floors.

All floors can be let separately or combined.

Lease

A new lease is available for a term to be negotiated.

Guide Rent: £25 / sq ft.

First Floor Office: Under Offer



Second Floor Office: £26,750 per annum, exclusive

Third Floor Office: £27,925 per annum, exclusive

Fourth Floor Office: £25,725 per annum, exclusive

Rent Review

By negotiation.

Repairing Liability

A new Full Repairing and Insuring lease for the entire building or by way of a Service Charge.

Service Charge capped at £5psf.

Business Rates

To be re-assessed.

VAT

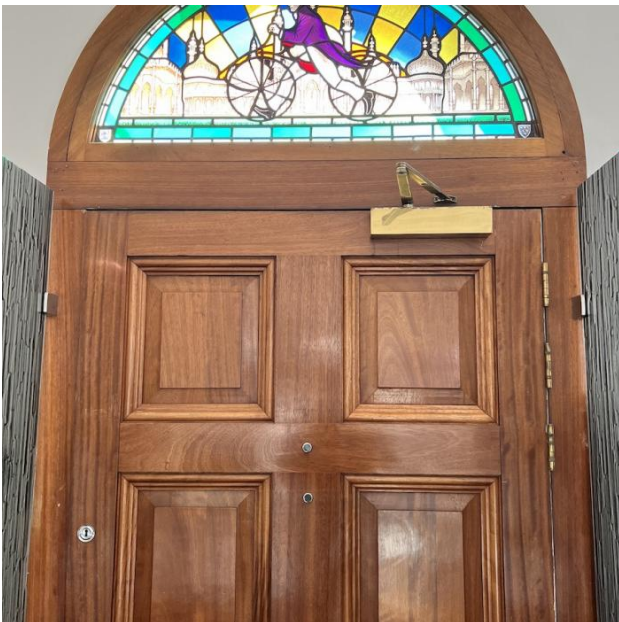
The building is not elected for VAT, therefore VAT is not payable on the terms quoted.

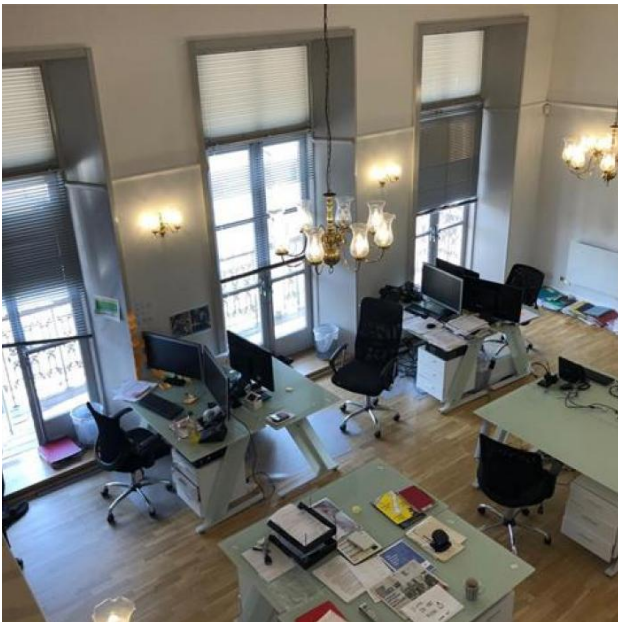
Legal Fees

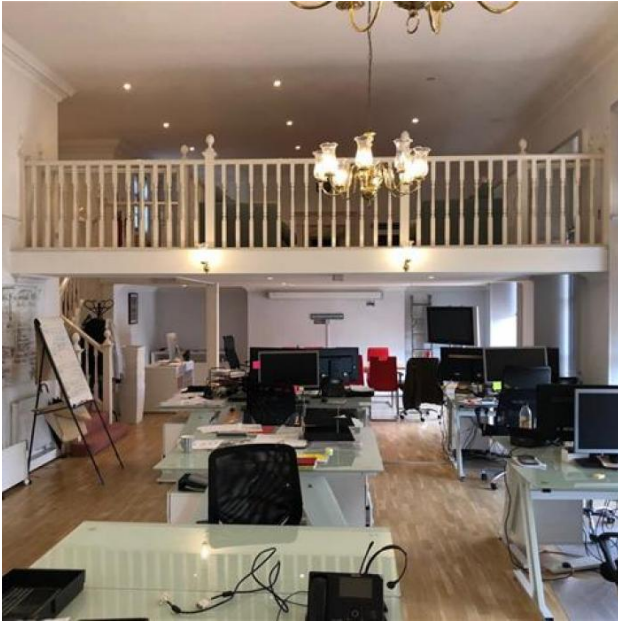
Each party is to pay their own legal fees incurred.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).











GET IN TOUCH
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