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1st Floor, 109 Stroudley Road, Brighton, BN1 4DJ

TO LET: PRIME OFFICE/LEISURE PREMISES OUTSIDE BRIGHTON STATION

# LOCATION



Situated adjacent to Brighton Mainline Station on the northeast corner in Stroudley Road and only a few metres away from the main station taxi rank and designated passenger pick up point.

In recent years, the north-eastern area of the station has been subject to major redevelopment and regeneration to include City View, a major Grade A office building, the impressive Jury's Inn Hotel and multiple new residential buildings. Easy pedestrian access through the station into Queens Road and similarly into the popular North Laines shopping area. Other significant office buildings close by include Trafalgar Place and the Brinell Building.

A highly accessible location at all times of the day.

## Description

A prominent building situated opposite the taxi rank roundabout at the North entrance/exit to Brighton Station, above Cycle Hub and the popular Trading Post Coffee Roasters.

Entrance on the Ground Floor level via a coded entry system, leading to a first-floor premises accessible via stairs and/or a wheelchair-accessible lift.

An opportunity to occupy an open plan premises, with Male/Female WCs and shower facilities, available for a variety of uses, and ready for immediate occupation.

## Key Features

- Outside the North Entrance/Exit to Brighton Station
- Flexible Uses
- High Day/Night Pedestrian Footfall
- Ready for Immediate Occupation

## Accommodation

**First Floor Total Accommodation: 1,290 sq ft (119.84 m2)**

Features include:

- Industrial Style Lighting
- Ground Floor Coded Access

- Wheelchair Accessible Lift
- Perimeter Trunking
- Separate Male/Female Changing Facilities & Showers
- Male/Female WCs
- Galley Kitchen Area
- Spur Shelving/Archive

## Terms

A new lease is available.

## Lease

For a term to be negotiated.

Guide Rent - £32,250 per annum, exclusive.

## Rent Review

N/A

## Repairing Liability

Tenant to be responsible for all internal repairs and all other repairs to the building are covered by a Service Charge (including building insurance and maintenance of Air Con units) estimated at £450 per

annum.

## Business Rates

Current Rateable Value (from 1 April 2023) - £17,500

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

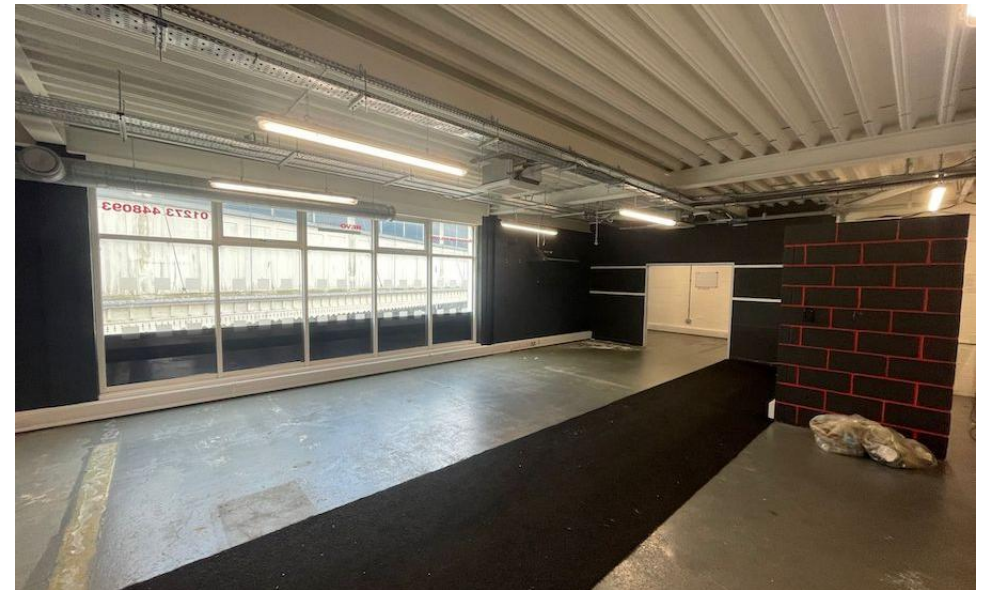
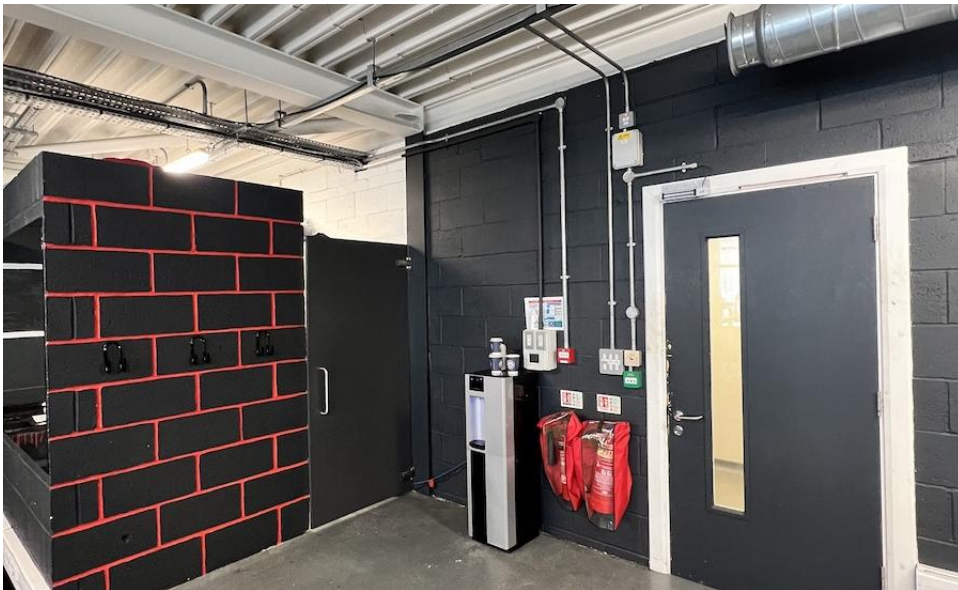
Each party is to be responsible for their own legal costs incurred.

## Viewing Arrangements

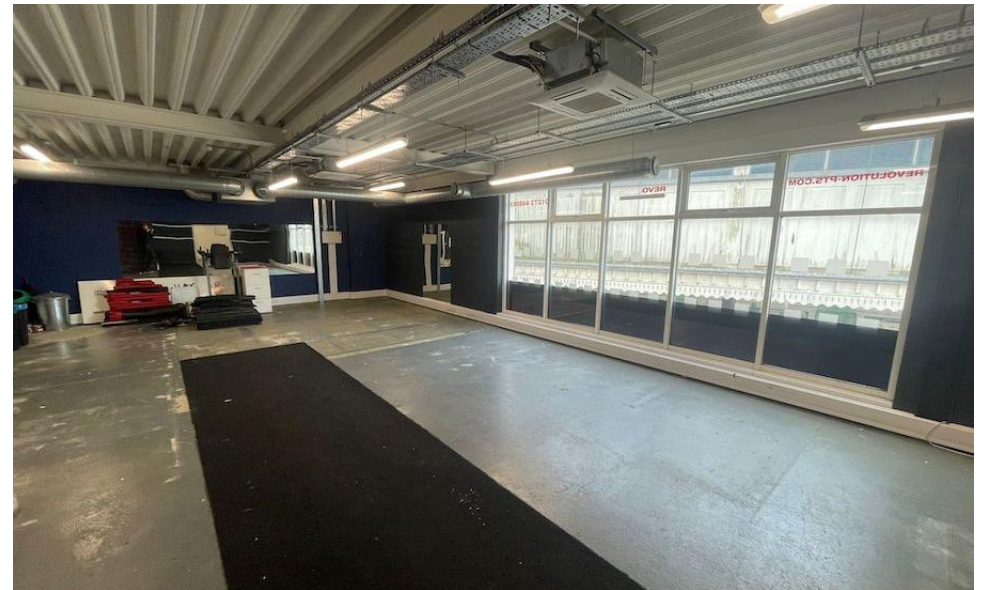
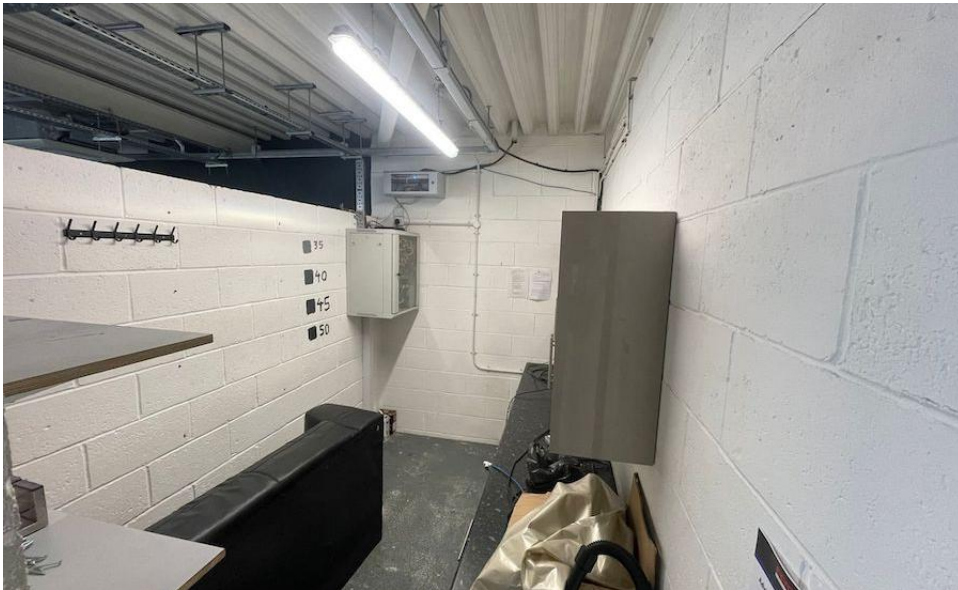
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).



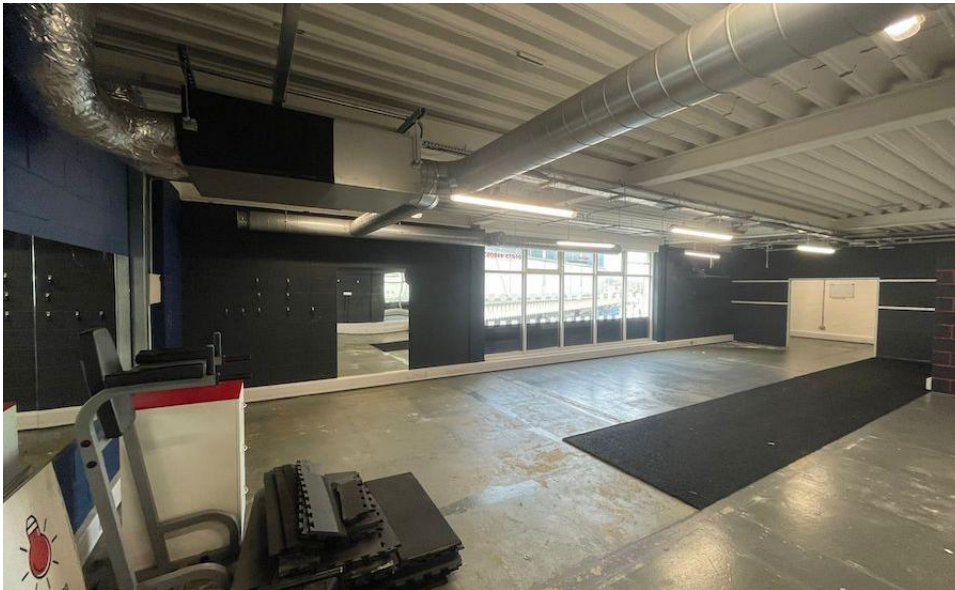


















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[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Toby Graves

01273 701070  
07818 569243  
[toby@gravesjenkins.com](mailto:toby@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB