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First Floor, 44-46 Old Steine, Brighton,  
BN1 1NH

TO LET: CITY CENTRE QUALITY PROFESSIONAL OFFICES WITH PARKING

# LOCATION



Perfectly situated in the centre of the city on the south side of the Old Steine and within walking distance of a number of location attractions including Brighton Seafront, The Lanes, Palace Pier and British Airways i360 viewing tower. This location also benefits from excellent transport links being at the foot of the A23 and A259, adjacent to the national express bus terminus at Pool Valley and only a 15 minute walk to Brighton mainline railway station (London Victoria 53 minutes).

Old Steine is an established professional office environment and walking distance to all major seafront hotels.

## Description

Prestigious black mosaic tiled fronted period building overlooking the Old Steine gardens. The premises presents a modern, open plan office space with a reserved parking space available directly in front of the building.

## Key Features

- City centre
- Modern, open-plan office premises
- Reserved parking space
- Ready for immediate occupation

## Accommodation

Lift and staircase access to all floors, each with exclusive entrance to offices.

First Floor Office: 1,981 sq ft (184 m2)

## Amenities

- Open-plan modern offices
- Separate Male/Female WCs
- Air conditioning system
- Galley kitchen area
- Partitioned meeting room area
- Suspended ceiling with recessed lighting
- Alarm system
- Gas-fired central heating
- Plenty of natural light

Landlords Works – the landlord intends to update the internal space by way of a new carpet and newly painted walls or such works can be undertaken by the in-going tenant by way of a Rent Free period.

## Lease

For a term to be negotiated.

First Floor Office: £38,500 per annum, exclusive (£19.50 / sq ft).

## Rent Review

By negotiation.

## Repairing Liability

Effective Full repairing & Insuring by way of a service charge payable - full accounting details



available on request.

## Business Rates

Local Authority: Brighton & Hove City Council

Description: Offices and Premises

Rateable Value from 1 April 2023: £29,000

## VAT

The building is elected for VAT and therefore VAT will be 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 Agents Graves Jenkins (t: 01273 701070).















GET IN TOUCH  
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