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

TO LET: MODERN TOP FLOOR OFFICE PREMISES WITH PARKING

LOCATION



Nestled in the city centre, on the south side of Old Steine, it offers easy access to key attractions like Brighton Seafront, The Lanes, Palace Pier, and the British Airways i360 viewing tower. It's also conveniently positioned at the intersection of the A23 and A259 roads and near the Pool Valley National Express bus terminus. The Brighton mainline railway station, with a 53-minute ride to London Victoria, is just a 15-minute walk away.

Old Steine provides a professional office environment and is within walking distance of major seafront hotels.

Description

Located in a prestigious period building with a striking black mosaic-tiled frontage that offers picturesque views of the Old Steine Gardens, the third-floor office space provides a contemporary, open-plan layout (including partitioned meeting rooms) that is ready for immediate occupation. Additionally, the premises include a convenient reserved parking space right in front of the building.

Key Features

- City Centre
- Third (Top) Floor Modern Office
- Reserved Parking Space
- Ready for Immediate Occupation

Accommodation

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

Third Floor Office: 1,733 sq ft (161 m2)

Amenities

- Open plan, modern office premises
- Tiled flooring
- Double glazed windows
- Suspended ceiling with recessed lighting
- Separate Male/Female WCs
- Perimeter trunking (data/telecoms)
- Air conditioning system
- Entry phone system
- Quality kitchenette
- Current partitioned meeting room areas
- Alarm system
- Gas-fired central heating
- Plenty of natural light

Landlord 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.

Third Floor Office: £33,750 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: £25,750

VAT

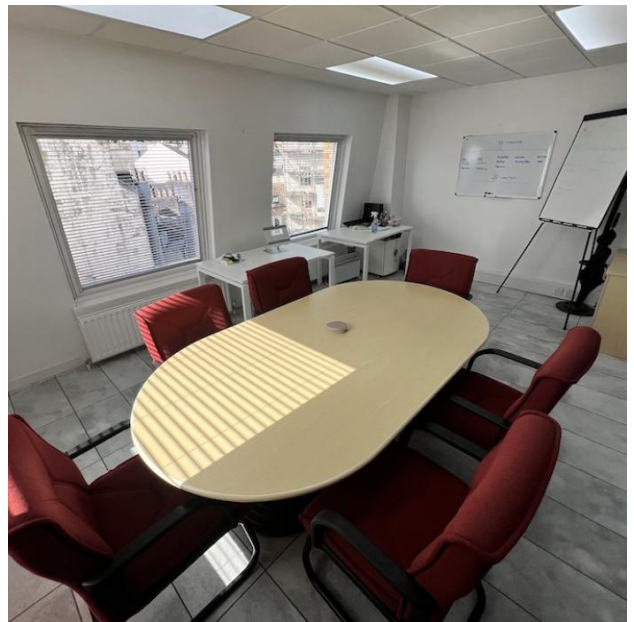
The building is elected for VAT and therefore VAT will be payable on the terms quoted.

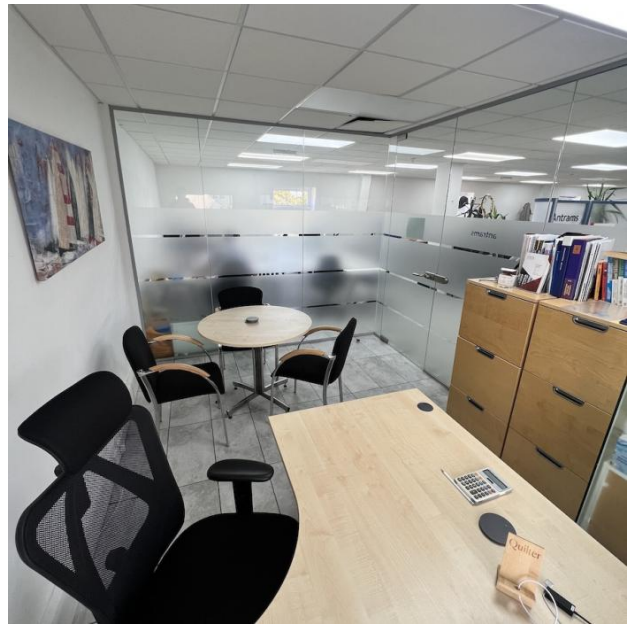
Legal Fees

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
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Phil Graves

01273 701070
07970 747197
graves@gravesjenkins.com



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