



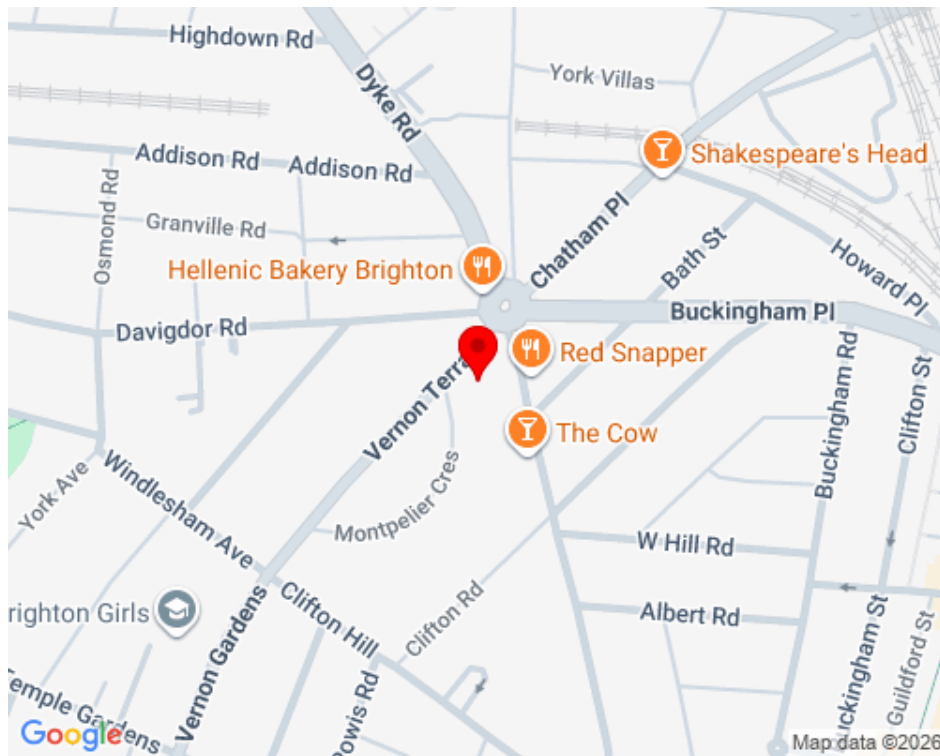
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38 Montpelier Crescent, Brighton, BN1 3JL  
TO LET: CHARACTERFUL OFFICE BUILDING IN PRIME SEVEN DIALS LOCATION

# LOCATION



Situated in the vibrant and highly sought-after Seven Dials district of Brighton, the property benefits from a prime position at the junction of Montpelier Crescent and Dyke Road.

The area is well known for its lively mix of independent cafés, restaurants, wine bars, and local amenities, alongside established professional occupiers including solicitors, banks, and office users. The location is particularly with commuters, with Brighton Railway Station just a short five-minute walk away, providing excellent connectivity.

## Description:

38 Montpelier Crescent is a striking and highly prominent period building occupying a landmark corner position in the heart of Seven Dials. Arranged over five floors, the property offers a rare opportunity to acquire a substantial self-contained office building.

Currently configured as office accommodation, the building provides a flexible layout with multiple access points via four entrances, enhancing its suitability for a variety of occupiers. The upper floors boast impressive ceiling heights and retain a wealth of original period features, creating an attractive working environment full of character.

## Key Features:

- Landmark Corner Building in the Heart of Seven Dials, Brighton
- Elegant Interiors with Original Period Features
- Available Immediately on Flexible Lease Terms
- 600m from Brighton Mainline Station

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMlg79673.95Ground Floor59555.28First Floor80174.42Second Floor79673.95Third Floor60856.49Total3,596334.09

## Rent:

£25 per sq ft exclusive

## Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease.

## Business Rates:

To be reassessed

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:

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

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of

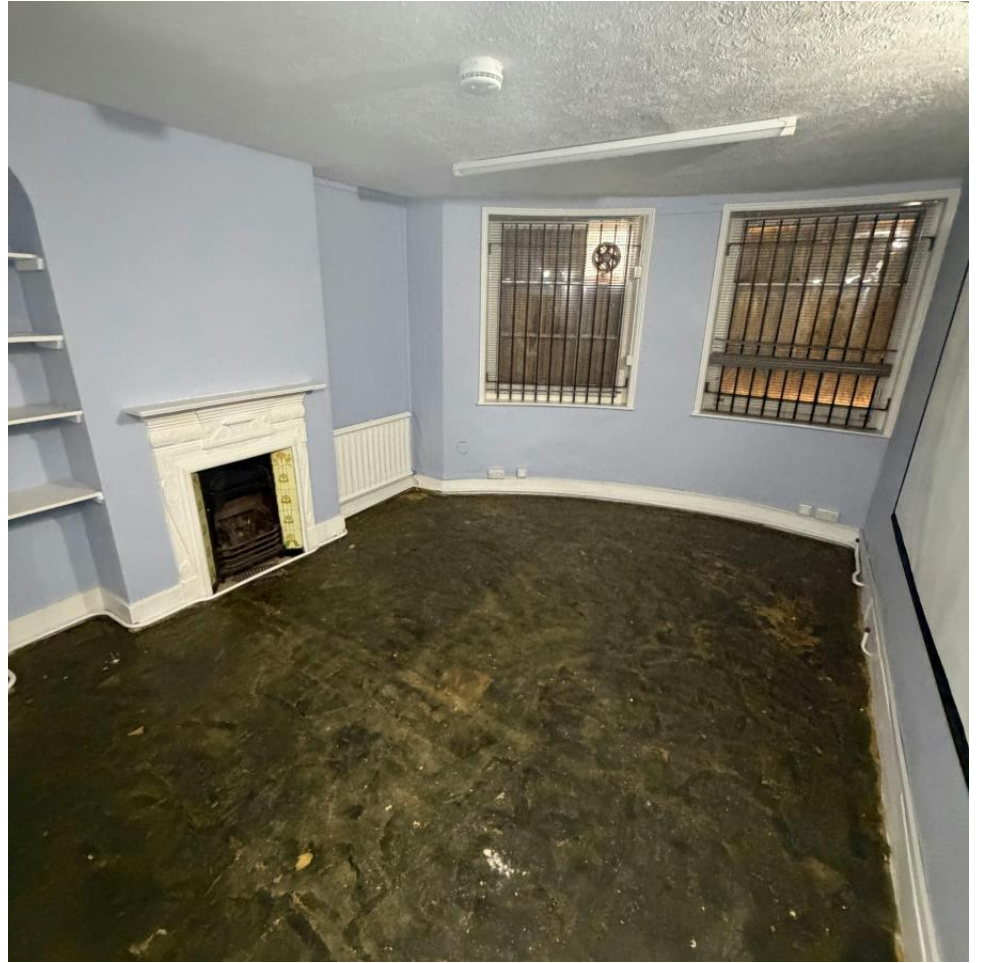


£40 per person will be payable where electronic identity searches are carried out.























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