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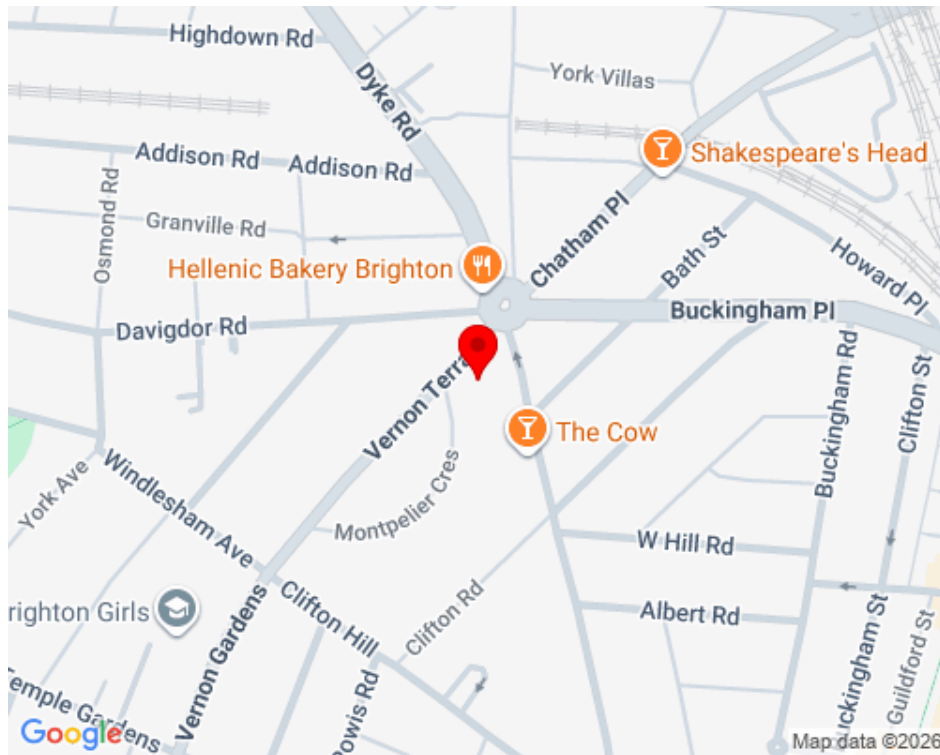
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38 Montpelier Crescent, Brighton, BN1 3JL

TO LET: FLEXIBLE OFFICE SUITES AVAILABLE FROM 595 SQ FT TO 3,596 SQ FT IN PRIME SEVEN DIALS LOCATION

LOCATION



Situated in the heart of Brighton's highly desirable Seven Dials district, 38 Montpelier Crescent occupies a prominent corner position at the junction of Montpelier Crescent and Dyke Road. Seven Dials is widely regarded as one of the city's most established and affluent commercial and residential locations, offering an attractive blend of independent retailers, cafés, restaurants, wine bars and professional occupiers.

The immediate area is home to a diverse range of businesses including solicitors, financial advisers, healthcare practitioners, creative agencies and consultancy firms, creating a vibrant and professional working environment. Occupiers benefit from an excellent range of local amenities within easy walking distance, together with the character and charm associated with this historic part of Brighton.

Brighton Mainline Railway Station is located approximately 600 metres to the east, providing regular services to London Victoria, London Bridge, Gatwick Airport and destinations across the South East. The property also benefits from excellent road connectivity via Dyke Road, providing direct access to the A27 and wider regional road network.

Description:

38 Montpelier Crescent is an impressive and highly prominent period building occupying a landmark corner position in the heart of Seven Dials, one of Brighton's most sought-after business locations. Arranged over five floors, the property offers flexible office accommodation available on a floor-by-floor basis from approximately 595 sq ft, or as a whole building extending to 3,596 sq ft, making it suitable for a wide range of occupiers from independent professionals and growing businesses through to larger organisations seeking self-contained headquarters accommodation.

The building is currently configured to provide a variety of office suites and meeting rooms, benefitting from multiple access points via four separate entrances, allowing for flexible occupation and future adaptability. Throughout, the accommodation retains an abundance of character and period charm, including generous ceiling heights, large sash windows providing excellent natural light, and a range of original architectural features.

The flexibility of the accommodation, combined with its prominent position and distinctive appearance, makes the property particularly well suited to professional practices, consultancy firms, educational providers, charities, creative businesses, healthcare occupiers, and a variety of other office-based uses, subject to any necessary consents.

Key Features:

- Landmark Corner Building in the Heart of Seven Dials, Brighton

- Office Suites Available from 595 sq ft
- Available Immediately on Flexible Lease Terms
- 600m from Brighton Mainline Station

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	lg	79673.95	Ground Floor	59555.28	First Floor	80174.42	Second Floor	79673.95	Third Floor	60856.49	Total	3,596334.09
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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:

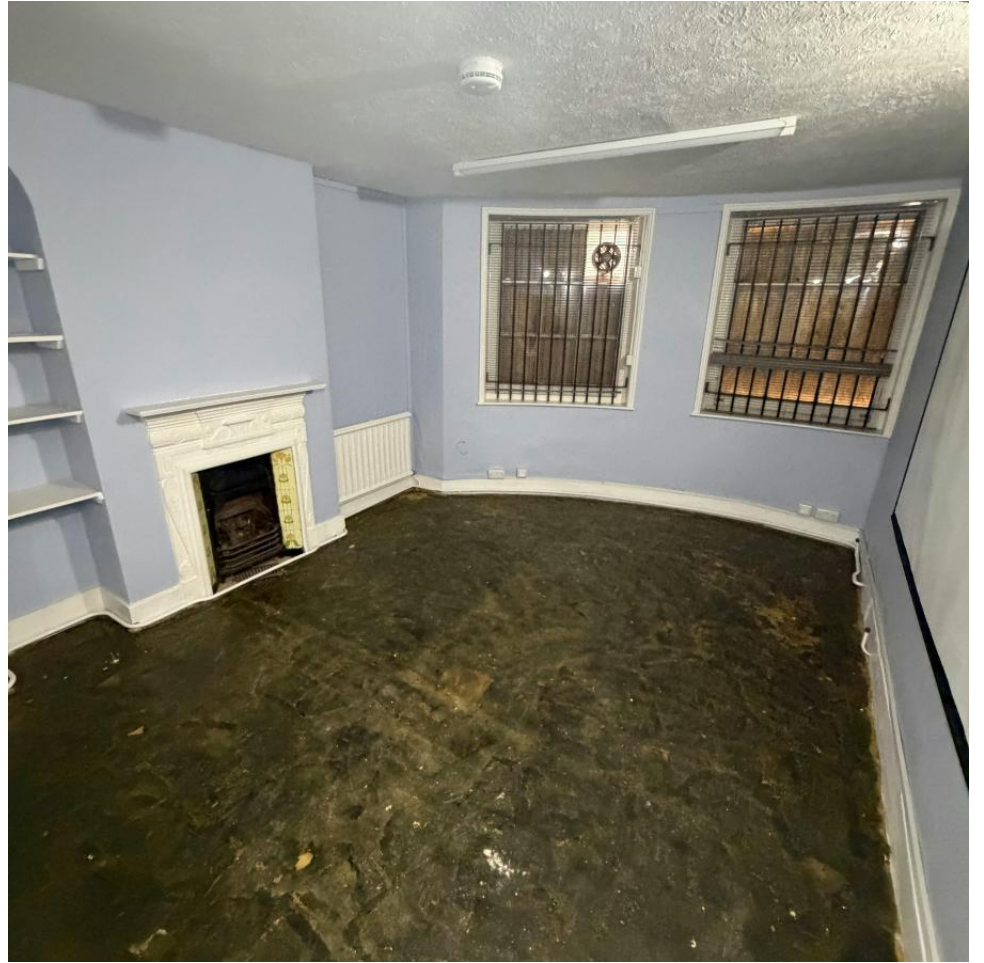
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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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