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First Floor, Blenheim House, 56 Old Steine, Brighton, BN1 1NH
TO LET: CHARACTER OFFICE SUITE WITH BALCONY OVERLOOKING OLD STEINE GARDENS

LOCATION



Blenheim House occupies a prime city centre position overlooking the landscaped Old Steine Gardens, ideally situated between the Royal Pavilion and Brighton Palace Pier. The surrounding area offers a vibrant mix of office, leisure, residential, cultural and hospitality uses, within one of Brighton's most recognisable and well-connected locations.

The area is currently benefiting from the final phase of the Valley Gardens regeneration programme, a major public realm project transforming the route between Old Steine and the seafront. The scheme will introduce enhanced pedestrian and cycle connections, widened footways, improved bus facilities, new public spaces, landscaping, tree planting and upgraded lighting, further improving the environment and accessibility for occupiers, visitors and customers.

Positioned on the southern stretch of the A23, Old Steine is a principal gateway into Brighton city centre and a major hub for local and regional bus services. The A259 coast road is moments away, while Brighton Station, The Lanes, North Laine and Churchill Square are all within easy walking distance.

Description:

An excellent opportunity to lease an office suite within a Grade II listed building, believed to date back to the 18th century. This unit is well presented throughout and offers a professional working environment with a range of attractive period features.

The accommodation benefits from a first-floor balcony overlooking well-maintained gardens, together with a feature fireplace, decorative cornicing and a combination of wooden flooring and fitted carpeting throughout. The combination of character features and practical office space provides an attractive setting for a range of business occupiers.

Available immediately, the property offers a rare opportunity to secure character office accommodation in one of Brighton's most prominent city centre locations.

Key Features:

- Grade II Listed Landmark Property
- Suitable for Office, Healthcare or Boutique Wellness Operator
- Self-Contained Entrance via Steine Lane
- New Lease Available on Flexible Terms

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	First
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Floor	1,393	129.41	Mezzanine	331	130.75	Total	1,724	160.16
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Rent:

£32,500 per annum

Terms:

Guide Rent: £32,500 per annum, exclusive.

Service Charge:

£5 per sqft

Specifications:

- Perimeter trunking throughout.
- Security system.
- High-speed internet connectivity.
- Excellent levels of natural light.
- Separate kitchen and storage facilities.
- First-floor balcony overlooking Old Steine Gardens.
- Private WC within the demised premises, with additional WC facilities throughout the building.
- Attractive timber flooring with a carpeted mezzanine level.
- Separate side entrance accessed directly from Steine Lane.

VAT:

VAT is Not applicable

Legal Fees:



Each party to bear their own costs

Viewings:

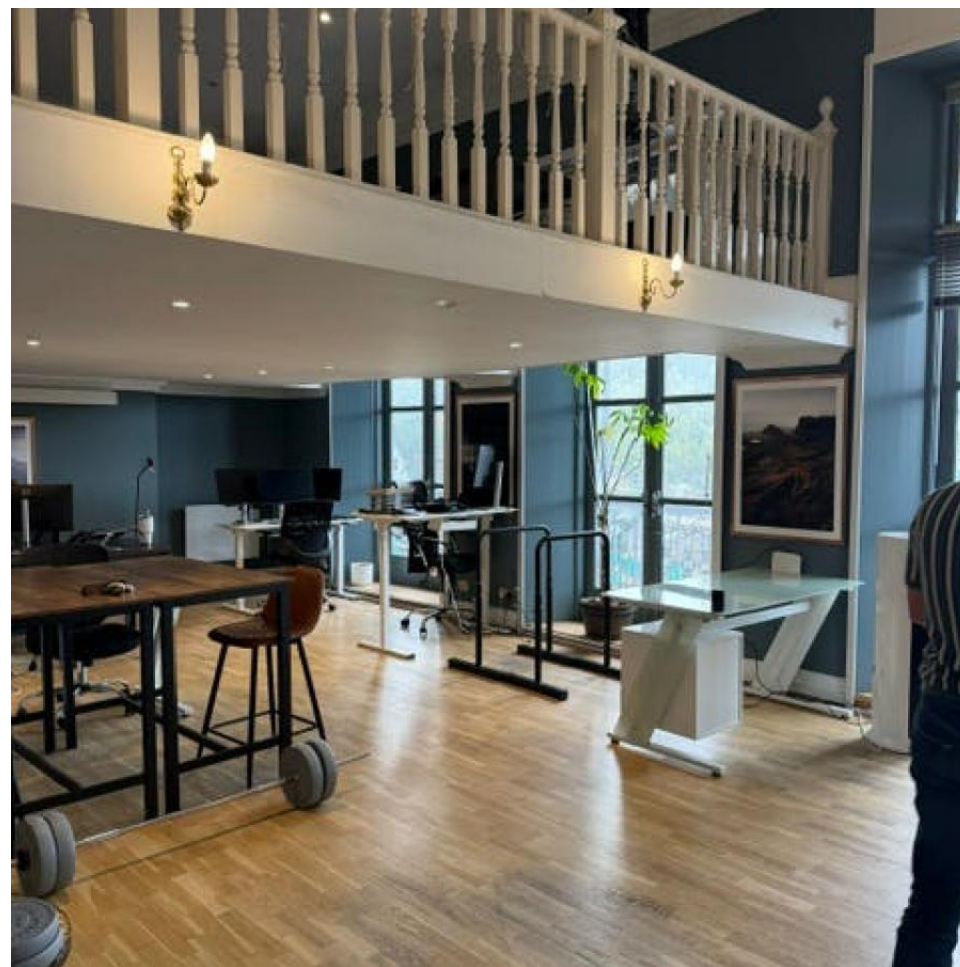
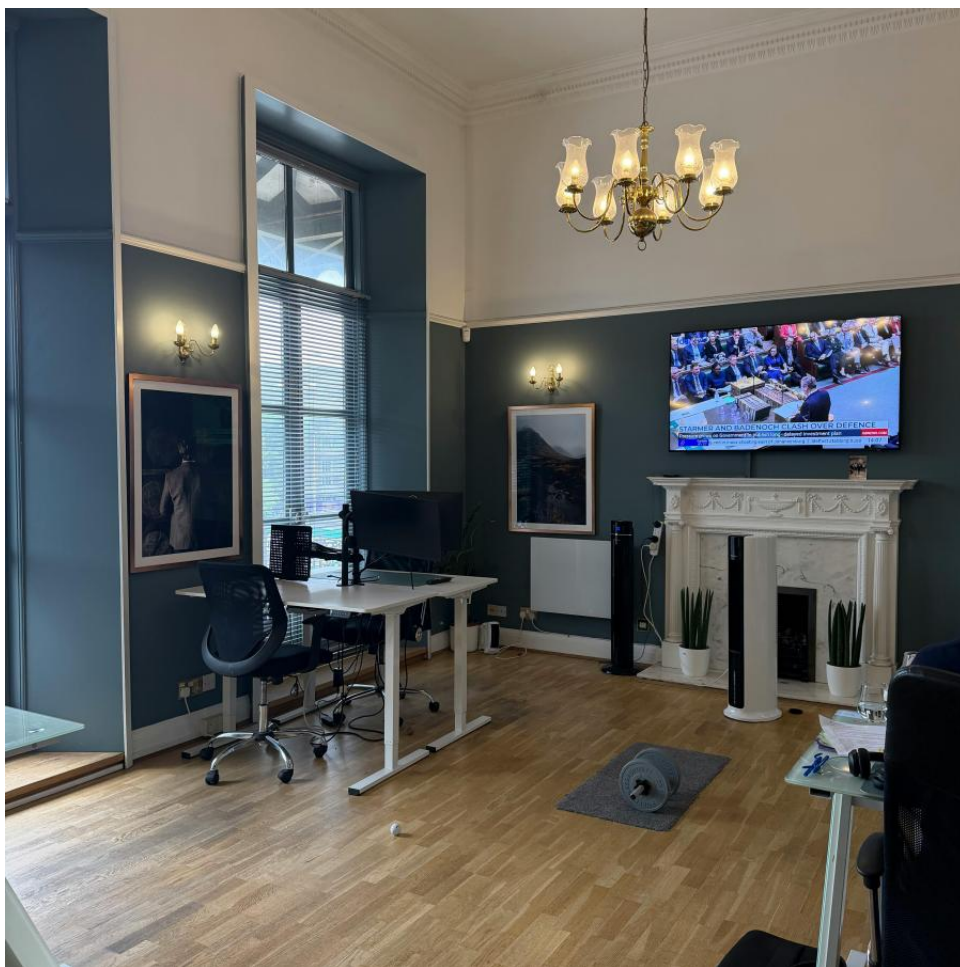
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

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.









GET IN TOUCH
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