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Second & Third Floor, 44-46 Old Steine, Brighton, BN1 1NH
TO LET: SECOND & THIRD FLOOR OFFICE SUITES - AVAILABLE TOGETHER OR SEPARATELY

LOCATION



Prominently positioned on the south side of Old Steine in the heart of Brighton, the property enjoys immediate access to key city landmarks including Brighton Seafront, The Lanes, Palace Pier and the British Airways i360. The location sits at the junction of the A23 and A259, providing excellent road connectivity, and is within close proximity to the Pool Valley National Express coach station.

Brighton railway station is approximately a 15-minute walk away, offering direct services to London Victoria in under an hour. Old Steine is a well-established commercial and professional location, surrounded by prominent seafront hotels and a wide range of amenities, making it an attractive and well-connected office environment.

Description:

Situated within an attractive period building with a distinctive black mosaic-tiled façade, the Second and Third Floors provide bright, well-presented office accommodation overlooking the Valley Gardens Phase 3 development. The floors are available either together or separately, offering flexibility for a range of occupier requirements.

The property occupies a prominent position on Old Steine, which has recently benefited from significant public realm improvements, enhancing the surrounding streetscape and overall environment.

An allocated on-site parking space is also available by separate negotiation, providing a valuable amenity within Brighton city centre.

Key Features:

- Central Brighton Location Close to Seafront, Amenities and Transport Links
- Second & Third Floor Office Suites Available Together or Separately
- Bright, Predominantly Open-Plan Accommodation with Meeting Rooms
- Demised Parking Space Available

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Second Floor	1,938	180.05	Third Floor	1,733	161.00	Total	3,671	341.05
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Rent:

£22.50 per sq ft

Terms:

The Second and Third Floors are available separately or together by way of new Full Repairing and Insuring (FRI) lease(s), subject to a service charge contribution, at a quoting rent of £22.50 per sq ft per annum exclusive.

Service Charge:

£7.5 per sqft

A service charge is payable to cover the usual costs of managing and maintaining the building, including building insurance and gas.

Specifications:

- Predominantly open-plan accommodation
- Glazed partitioned meeting rooms and private offices
- Air conditioning
- Gas-fired central heating
- Suspended ceilings with recessed lighting
- Carpeted flooring to the Second Floor
- Double-glazed windows
- Dedicated kitchenette on each floor
- Separate male and female WCs on each floor
- Storage accommodation
- Perimeter trunking
- Entry-phone access
- Excellent natural light

- Passenger lift and staircase access to all floors

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).

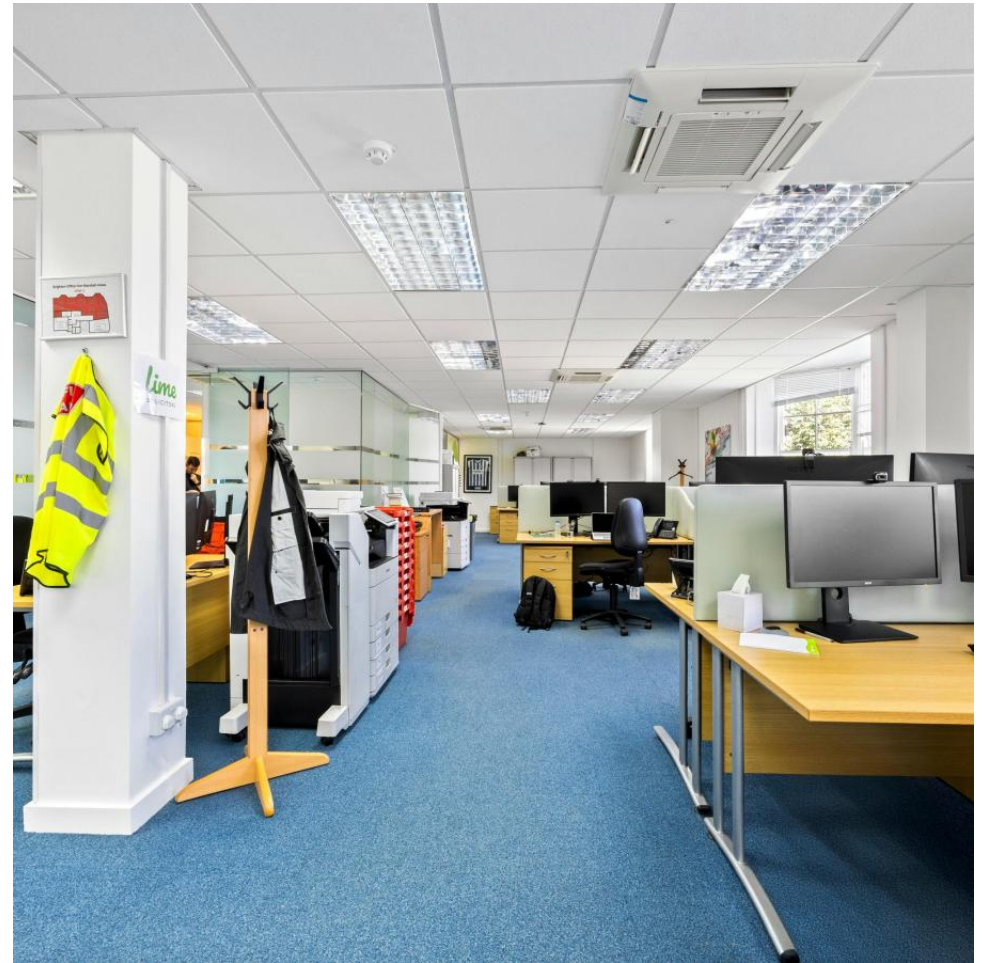
Anti Money Laundering:

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.

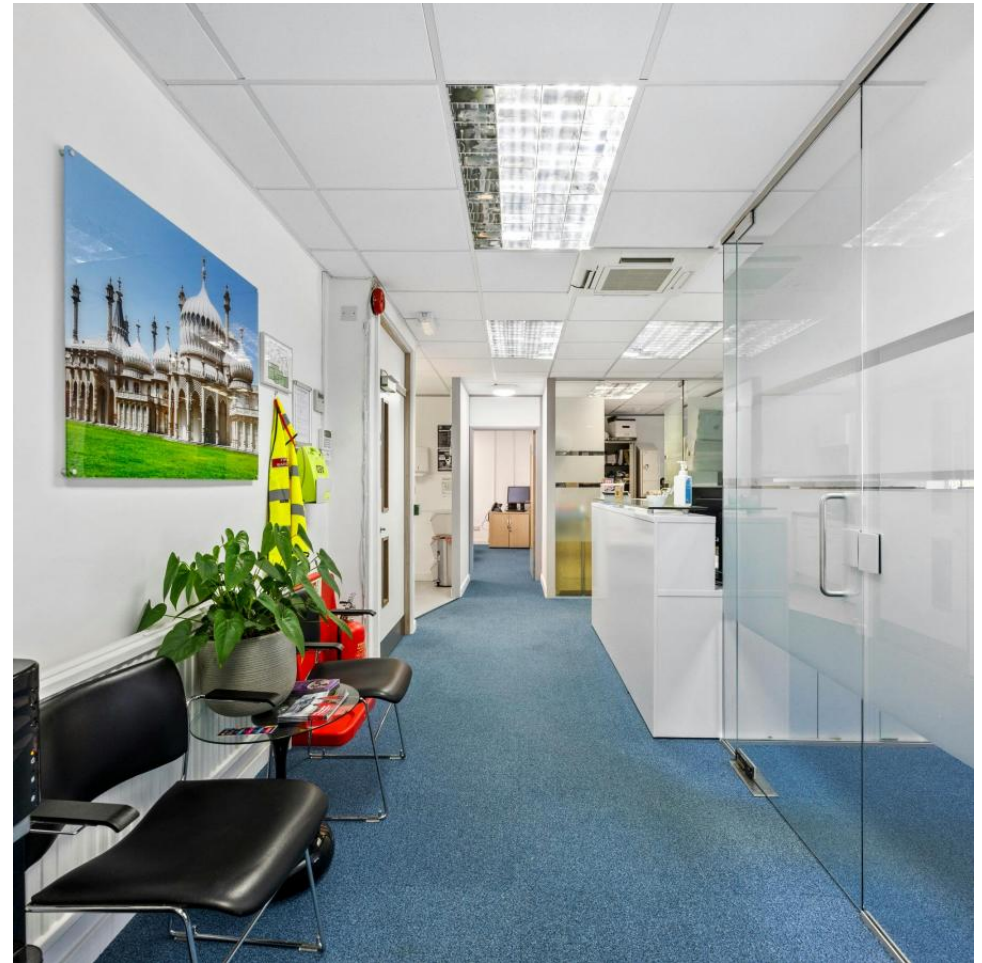
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.















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