



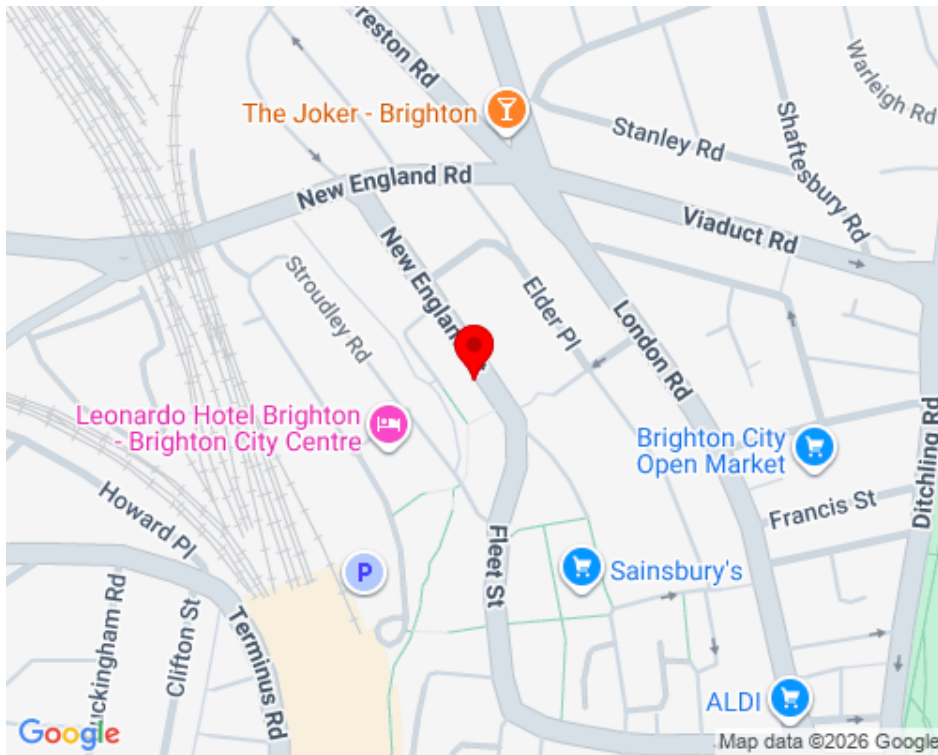
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41 New England Street, Brighton, BN1 4GQ

TO LET: MODERN SELF-CONTAINED OFFICE HEADQUARTERS ADJACENT TO BRIGHTON STATION

LOCATION



The property occupies a prominent position within the award-winning One Brighton development, at the heart of Brighton's established New England Quarter business district. The area has become one of the city's principal office locations, attracting a diverse mix of professional, creative, technology, education and public sector occupiers.

Brighton Railway Station is situated within a short walk, providing regular direct services to London Victoria, London Bridge, Gatwick Airport and destinations throughout the South East, making the property particularly attractive to businesses with regional and national connectivity requirements.

The surrounding area benefits from a strong concentration of office accommodation and commercial occupiers, including The Brinell Building, Trafalgar Place, Runway East Brighton, Plus X Innovation and Leonardo Hotel. The nearby University of Brighton, Brighton Open Market and North Laine district further enhance the location, providing a wide range of cafés, restaurants, retail and leisure amenities within easy walking distance.

The combination of excellent transport links, high-quality surrounding amenities and a thriving business community makes the location one of Brighton's most sought-after destinations for office occupiers.

Description:

The premises comprise a modern self-contained ground floor office extending to approximately 2,480 sq ft, forming part of the award-winning One Brighton development in the heart of the New England Quarter.

The accommodation is predominantly open plan and benefits from excellent natural light throughout, together with a private meeting room, fully fitted kitchen, internal storage room, dedicated electrical switch room, and male and female DDA-compliant WC facilities. The layout offers flexibility for a wide range of occupiers and can be readily adapted to suit individual operational requirements.

Benefiting from two separate entrances accessed directly from New England Street, the office provides excellent accessibility together with a strong corporate presence within one of Brighton's most established business districts.

The property is available either to let on a new lease or by way of a sale of the existing long leasehold interest. As such, the opportunity is considered well-suited to owner-occupiers seeking to acquire their own premises, investors seeking a well-located commercial asset, or occupiers requiring high-quality self-contained office accommodation close to Brighton Railway Station and the city centre.

The property is considered suitable for a variety of professional, technology, creative, educational, healthcare and business service occupiers seeking a prominent and well-connected base within one of Brighton's most established commercial locations.

Key Features:

- High-Quality Fitted Office Accommodation
- Self-Contained Premises with Flexible Open-Plan Layout
- Air Conditioning Throughout
- Prime New England Quarter Location Adjacent to Brighton Station

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM
Ground Floor		
Office	2,480	230.40
Total	2,480	230.40

Rent:

£62,000 per annum

Terms:

To Let - The premises are available by way of a new effective Full Repairing and Insuring lease, subject to a service charge contribution, for a term to be agreed.

Rent: £62,000 per annum exclusive, reflecting a rate of £25.00 per sq ft.

Service Charge:

£3.11 per sqft

Subject to annual reconciliation and review. Further details and a



service charge budget are available upon request.

Specifications:

The premises benefit from the following specifications and amenities:

- Self-contained ground-floor office suite
- Dual access points providing operational flexibility
- DDA-compliant main entrance
- Excellent natural light from extensive glazed frontages and rear skylight
- Air conditioning system providing both heating and cooling
- Suspended ceilings incorporating recessed LED lighting
- Combination of gas-fired central heating and supplementary electric heating
- Modern fitted kitchen with integrated Bosch appliances
- Meeting rooms and private offices are currently installed, capable of being reconfigured or removed to create open-plan accommodation
- Intruder alarm system
- 24-hour CCTV coverage
- High-quality powder-coated aluminium-framed glazing
- Floor-to-ceiling height of approximately 2.65 metres
- Existing office furniture, including modern desks, is available or removable before occupation
- Suitable for a range of professional office, creative, technology, training and business service occupiers

Business Rates:

Rateable Value: £44500

Rates Payable: £19224 per annum

Subject to any reliefs, exemptions or transitional arrangements that may apply. Interested parties are advised to make their own enquiries with the local rating authority.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

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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