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First Floor, 44-46 Old Steine, Brighton,  
BN1 1NH

TO LET: CITY CENTRE QUALITY PROFESSIONAL OFFICES WITH PARKING

# LOCATION



Perfectly situated in the centre of the city on the south side of the Old Steine and within walking distance of a number of location attractions including Brighton Seafront, The Lanes, Palace Pier and British Airways i360 viewing tower. This location also benefits from excellent transport links being at the foot of the A23 and A259, adjacent to the national express bus terminus at Pool Valley and only a 15 minute walk to Brighton mainline railway station (London Victoria 53 minutes).

Old Steine is an established professional office environment and walking distance to all major seafront hotels.



## Description

Prestigious black mosaic tiled fronted period building overlooking the Old Steine gardens. The premises presents a modern, open-plan office space with a reserved parking space available directly in front of the building.

## Key Features

- City centre
- Modern, open-plan office premises
- Reserved parking space
- New lease available - ready for immediate occupation

## Accommodation

Lift and staircase access to all floors, each with exclusive entrance to offices.

The First Floor is arranged as follows:

**Total Accommodation (NIA): 1,981 sq ft (184 m2)**

## Amenities

- Open-plan modern offices
- Separate Male/Female WCs
- Air conditioning system
- Galley kitchen area
- Partitioned meeting room area
- Suspended ceiling with recessed lighting
- Alarm system
- Gas-fired central heating
- Plenty of natural light

## Lease

A new lease is available on flexible leasing terms.

First Floor Office: £38,500 per annum, exclusive (£19.50 / sq ft).

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing & Insuring by way of service charge.



## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises
- Rateable Value: £29,000.00
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.

## Viewing Arrangements

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















GET IN TOUCH  
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