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Blenheim House, First Floor, 56 Old Steine,
Brighton, BN1 1NH

TO LET: RARE CAFE OR OFFICE OPPORTUNITY WITH BALCONY

LOCATION



Blenheim House enjoys a prime city centre setting, affording picturesque views of the Old Steine Gardens and a central position nestled between the iconic Royal Pavilion and the Brighton Palace Pier. This coveted locale also boasts proximity to notable establishments, including the Royal Albion Hotel, as well as a host of distinguished office, community, and residential buildings. Old Steine stands as one of Brighton's most prestigious and sought-after neighbourhoods.

Positioned at the southern end of the primary A23 route leading into the heart of Brighton, Old Steine plays a pivotal role as a major bus terminal, ensuring convenient access to the A259 coastal road. Furthermore, this location places Brighton station and the principal shopping districts, including The Lanes, the North Laine, and Churchill Square, within comfortable walking distance for residents and visitors alike.

Description

An exceptional leasing opportunity presents itself for those seeking a fully furnished office space within the confines of a Grade II listed building, believed to have been designed in the 18th century. Impeccably maintained, it includes a first-floor balcony affording splendid views of the meticulously manicured gardens, an inviting internal fireplace, ornate cornice details, and resplendent wood flooring throughout.

This prestigious office space is primed and prepared for immediate occupancy, promising a seamless transition for discerning occupants seeking a distinguished and inspiring workspace.

Key Features

- Grade II Listed Landmark Property
- Ready for Immediate Occupation
- City Centre - Old Steine
- Cafe or Office Opportunity

Accommodation

First Floor: 1,393 sq ft (129.4 m2) to include a Mezzanine of 331 sq ft (30.75 m2)

Amenities

- Perimeter Trunking.
- Security System.
- High-Speed Internet.
- Plenty of Natural Light.
- Separate Kitchen/Storage Facility.
- First Floor Balcony.
- WC within the demised area and multiple WCs throughout the building.
- Wooden Flooring and Carpeted Mezzanine.
- Separate side entrance from Steine Lane.

Lease

A new lease is available for a flexible term to be negotiated.

Guide Rent - £34,825 per annum, exclusive

VAT

Not applicable.

Rent Review

By negotiation.



Repairing Liability

A new Full Repairing and Insuring lease for the entire building or by way of a Service Charge.

Service Charge capped at £5psf.

Business Rates

To be re-assessed.

Legal Fees

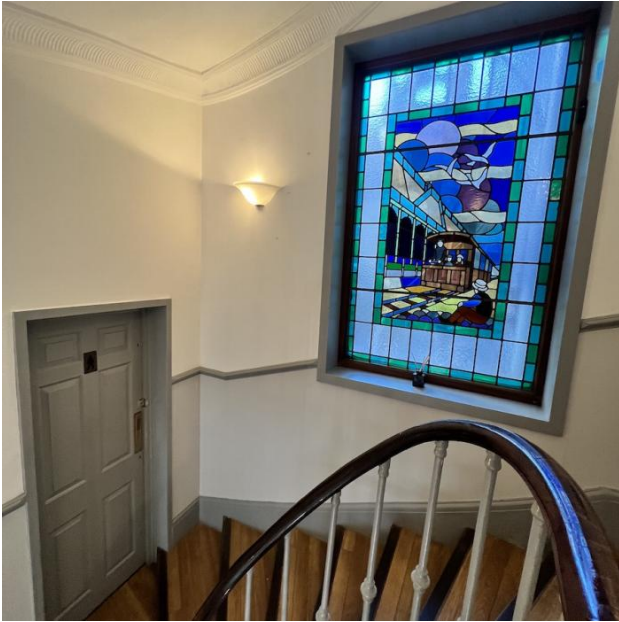
Each party is to pay their own legal fees incurred.

Viewing Arrangements

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









GET IN TOUCH
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