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Third Floor, 44-46 Old Steine, Brighton, BN1 1NH  
TO LET: CONTEMPORARY THIRD FLOOR OFFICE WITH OLD STEINE GARDEN VIEWS

# 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, this well-presented third-floor office suite provides bright, contemporary accommodation overlooking the landscaped Old Steine Gardens.

The accommodation is arranged predominantly in an open plan format, complemented by glazed partitioned meeting rooms, creating a flexible and professional working environment suitable for a range of office occupiers.

This unit benefits from a highly sought-after allocated parking space positioned directly outside the building, a rare advantage in this central Brighton location. The property also occupies a prime position within Old Steine, which is currently undergoing a significant pedestrianisation and public realm enhancement programme. These ongoing works are set to further improve the streetscape, accessibility, and overall appeal of the area once completed.

## Key Features:

- Prominent Third Floor Office Suite Within an Attractive Period Building
- Bright Open Plan Accommodation with Views Over Old Steine Gardens
- Modern Office Specification Including Contemporary Finishes and Glazed Meeting Rooms
- Central Brighton Location Close to Seafront, Amenities and Transport Links

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Third Floor	1,733	161.00	Total	1,733	161.00
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## Rent:

£19.50 per sq ft exclusive

## Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

## Service Charge:

Further information available on request

## Specifications:

- Modern open plan office layout.
- Contemporary tiled flooring throughout.
- Double-glazed windows provide excellent natural light.
- Suspended ceilings with integrated LED lighting.
- Separate male and female WC facilities.
- Perimeter trunking for data and telecommunications cabling.
- Secure entry phone access system.
- High quality fitted kitchenette.
- Glazed partitioned meeting rooms.
- Intruder alarm system.
- Gas-fired central heating.

## 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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