



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



3rd Floor, 16-17 West Street, Brighton,  
BN1 2RL

TO LET: MODERN CITY-CENTRE OFFICE WITH SECURE PARKING

# LOCATION

Major office building in the heart of Brighton city centre at the base of West Street, and just a stone's throw away from the iconic Brighton seafront. Nearby amenities include an NCP multi-storey car park and the bustling Churchill Square, providing convenient access to shopping and leisure.

West Street serves as a vibrant commercial artery, connecting the prominent Clock Tower to Queens Road and the bustling Brighton mainline railway station. The latter facilitates swift and frequent connections to London and Gatwick Airport.

Renowned as one of Brighton's primary city centre hubs for professional offices, West Street and Queens Road attracts a diverse array of occupants, including financial institutions, insurance companies, and local professional businesses. The ground floor of the buildings lining these streets hosts an enticing mix of retail outlets, offices, restaurants, and bars, creating a dynamic and engaging environment for both work and leisure.

## Description

Situated on the third floor of a distinguished headquarters building, this professional office space is part of a structure encompassing ground and eight upper floors. Accessible through the main entrance lobby, which is staffed with 24/7 security personnel, the premises assure a secure and welcoming environment.

Boasting modern amenities and including a designated parking space for added convenience, this office space is well-equipped to meet the demands of modern business operations. A new lease is currently available, ready for immediate occupancy.

### Key Features

- Modern and professional open-plan office
- Headquarters city centre office building
- Ready for immediate occupation
- Secure parking space and cycle storage

## Accommodation

Third Floor Office Accommodation: 7,875 sq ft (731.6 m2).

## Amenities

- Fully adjustable electric heating and cooling split system
- Impressive ground floor entrance lobby with reception/concierge
- Three 13-person Otis lifts connecting all floors plus the main staircase
- Fitted carpets
- Double-glazed aluminium powder-coated windows
- Raised floor system
- Suspended ceiling with PIR system integrated LED lighting
- 24/7 on-site security
- Internally fitted kitchen facilities
- Perimeter trunking with CAT 6 cabling
- Fully DDA-compliant
- Separate shower facilities
- WC facilities and fully DDA compliant
- Open plan arrangement to most floors with some cellular partitioning
- One car parking space (within NCP adjacent)
- Cycle rack system within the car park area

### Lease

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

Guide Rent: £27.50 / sq ft.

Third Floor: £216,500 per annum, exclusive.



## Rent Review

By negotiation.

## Repairing Liability

A service charge contribution is payable for the operational and maintenance of the building.

The current service charge is estimated at £62,999 (£8 / sq ft).

Full-service charge breakdown is available on request.

## Business Rates

Local Authority: Brighton & Hove City Council

- Description: Offices and Premises
- Current Rateable Value (1 April 2023 to present): £-
- Current Rates Payable: £74,408 per annum

## VAT

The property is elected for VAT, therefore VAT is chargeable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.

## Viewing Arrangements

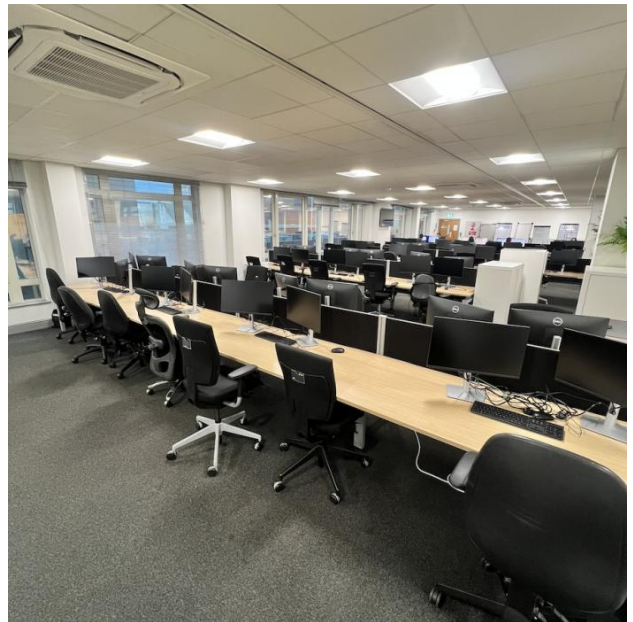
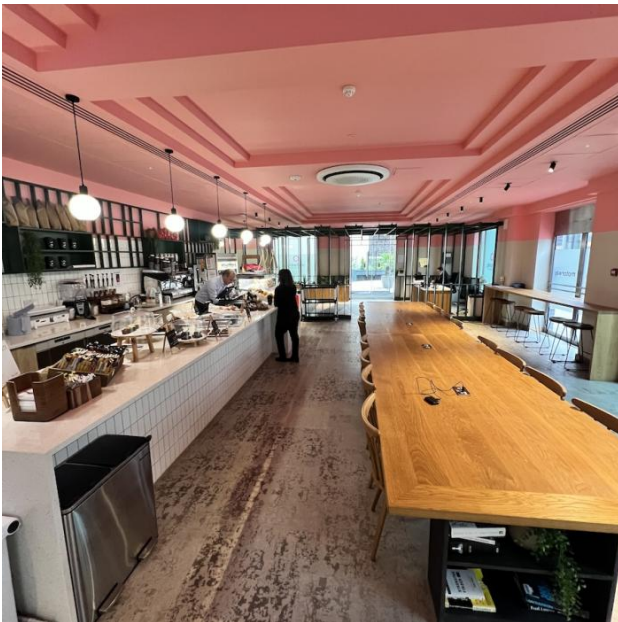
Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).



















GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Phil Graves

01273 701070  
07970 747197  
[graves@gravesjenkins.com](mailto:graves@gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB