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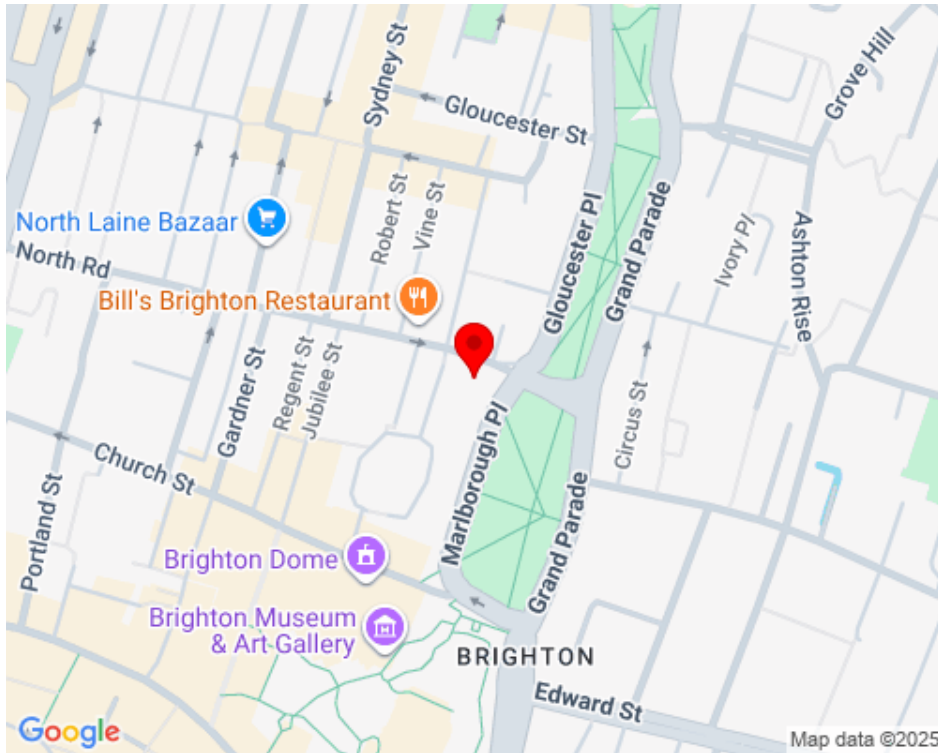


Coach House, 26 Marlborough Place, Brighton, BN1 1UB

TO LET: IMPRESSIVE PROFESSIONAL PERIOD OFFICE BUILDING - CITY CENTRE



# LOCATION



Coach House, 26 Marlborough Place, Brighton, is a centrally located office property, offering businesses a distinctive and well-connected city base. Formerly the headquarters of the Sussex Law Society, the building combines historical significance with modern professional appeal.

Positioned within the recently enhanced Valley Gardens scheme, the area enjoys improved pedestrian access and an attractive streetscape. Brighton Mainline Station is just 0.5 miles away, providing fast rail services to London Victoria and London Bridge, while the nearby A23 and A27 offer strong road links to Gatwick and beyond.

Located moments from the vibrant North Laine district, the property is surrounded by independent retailers, cafés, and creative businesses. Nearby amenities include Bills, Franco Manca and Cote Brasserie, with the Royal Pavilion, Brighton Dome, Theatre Royal, and the seafront all within easy reach.

Coach House offers a rare blend of character, connectivity and convenience, an ideal choice for modern professional occupiers.

## Description

A distinctive three-storey office building arranged over ground, first and second floors, formerly the headquarters of the Sussex Law Society. The property offers well-presented, self-contained office accommodation with period features and excellent natural light throughout.

Recently refurbished and ready for immediate occupation, the building benefits from its own private entrance, open-plan and cellular office space, kitchen and WC facilities, and is available on new lease terms.

## Key Features

- Prime city-centre location overlooking Valley Gardens
- Characterful, self-contained office accommodation with period features
- Available on new lease terms and ready for immediate occupation
- Close proximity to Brighton Station and North Laine amenities

## Accommodation

Self-contained office accommodation is arranged as follows:

### Ground Floor - 356 sq ft (33m2) offices

- Front Office 1: 174 sq ft (16.1 m2)
- Front Office 2: 182 sq ft (16.9 sq ft)

- Safe Storage: 89 sq ft (8.3 m2)
- Lobby/Postroom:
- Fitted Kitchen 55 sq ft (5.1m2)
- rear fire exit door with side access to North Road.
- access to small enclosed yard area.
- impressive central entrance and lobby

### First Floor: 342 sq ft (31.8m2) offices

- Front Office 1: 168 sq ft
- Front Office 2: 174 sq ft

### First Floor Rear: 174 sq ft (16.2m2)

- Boardroom/Office: 174 sq ft (16.2m2)
- Comms Room:

### Second Floor: 368 sq ft (34.2 m2)

- Front Office 1: 172 sq ft (16m2)
- Front Office 2: 196 sq ft (18.2m2)

### Second Floor Rear: 197 sq ft (18.3m2)

- Office 197 sq ft (18.3m2)

### Total Office Accommodation (NIA): 1,437 sq ft (133.5 m2)

(plus kitchen, storage and lobby areas)

## Amenities

- Phone entry system in place
- Period features retained throughout
- Fitted with electric radiators
- Combination of open-plan and private office areas
- Energy-efficient LED spot lighting installed
- New carpet tiles are scheduled for installation throughout
- Full internal and external redecoration scheduled
- Multiple WC facilities
- Recently refurbished gallery-style kitchen
- Excellent natural light throughout all office areas

## Lease

A new lease is available.

Commencing Rent: £39,500 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing & Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises

- Rateable Value: £24,500.00
- 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.

## 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.

## Viewing Arrangements

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



















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