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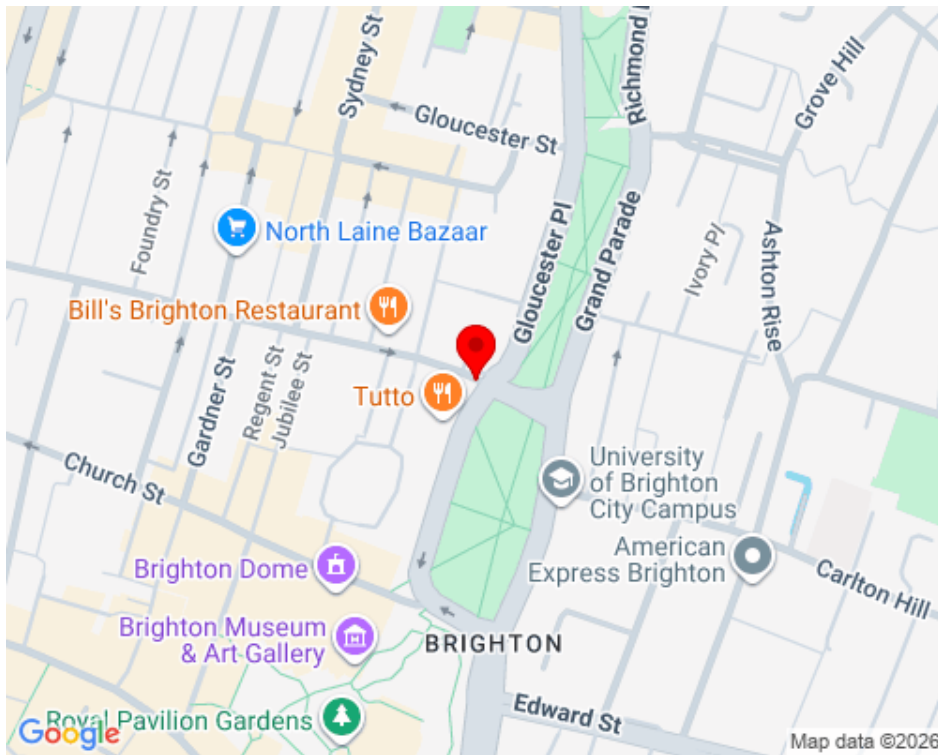
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## 26 Marlborough Place, Brighton, BN1 1UB

TO LET: IMPRESSIVE PROFESSIONAL PERIOD BUILDING SUITABLE FOR OFFICE, EDUCATIONAL AND MEDICAL USES - 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:

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:

- Characterful, Self-Contained Office Accommodation with Period Features
- Close Proximity to Brighton Station and North Laine Amenities
- Available on New Lease Terms and Ready for Immediate Occupation
- Prime City-Centre Location Overlooking Valley Gardens

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor35532.98First  
Floor51748.03Second Floor56552.49Total1,437133.50

## Rent:

£35,000 per annum exclusive

## Terms:

Available on a Full Repairing and Insuring (FRI) lease, with terms to

be agreed.

## 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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