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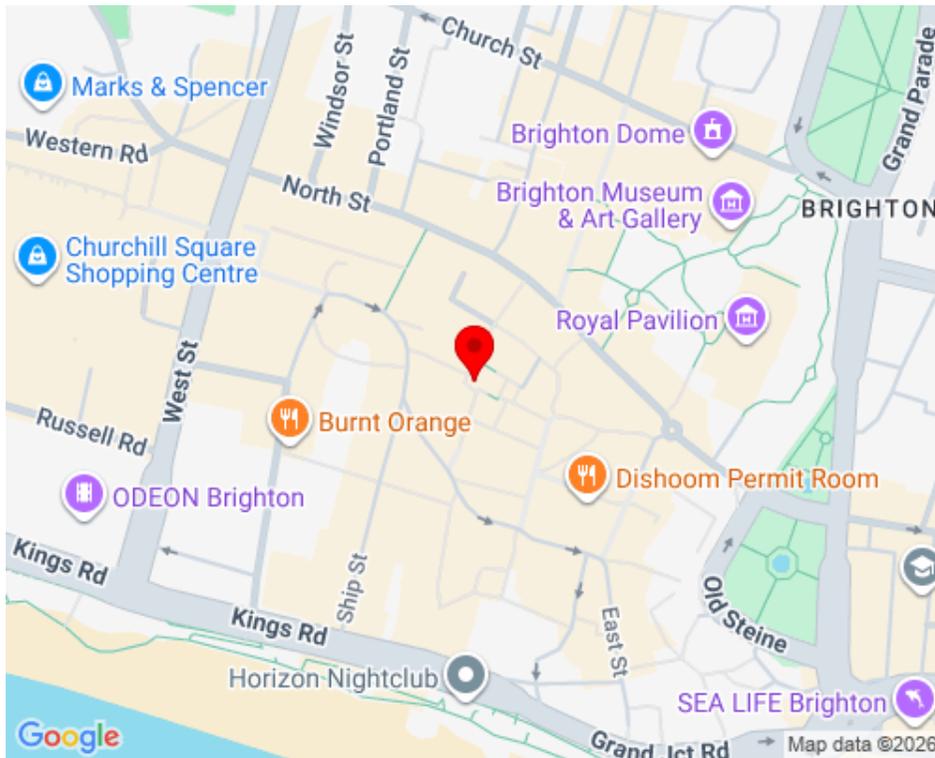
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24-26 Meeting House Lane, Brighton, BN1 1HB

TO LET: FLEXIBLE OFFICE SPACE IN THE HEART OF THE LANES

# LOCATION



Located in the heart of The Lanes, Meeting House Lane is one of Brighton's most iconic and characterful pedestrianised streets, known for its lively atmosphere and eclectic mix of independent retailers, restaurants, cafés, jewellers, and galleries. This historic lane is a key part of Brighton's commercial and cultural identity, drawing consistent footfall from both tourists and locals alike.

The area is anchored by a number of destination venues including Donatello, Riddle & Finns, Coppa Club, and Giggling Squid, alongside a selection of unique independent businesses and national brands, making it one of the city's most popular year-round destinations.

Positioned just moments from North Street, Brighton Square and the recently redeveloped Hanningtons Lane, this location offers excellent connectivity to Brighton's retail core, seafront and key attractions such as the Royal Pavilion and The Lanes car park.

This rare office opportunity presents the chance to occupy flexible workspace in one of the most vibrant and high-footfall areas of central Brighton, ideally suited to businesses seeking a central, creative and well-connected setting.

## Description:

A second-floor office opportunity in the heart of Brighton's historic Lanes.

Accessed via a shared entrance, the space forms part of a well-presented period building on the much sought-after Meeting House Lane, one of the city's busiest and most vibrant pedestrianised streets.

The office is offered on flexible lease terms and is ready for immediate occupation. It benefits from shared W/C facilities and would suit a variety of small businesses seeking an affordable, centrally located workspace with character and excellent foot traffic.

## Key Features:

- Prime Central Lanes Location
- Flexible Lease Terms Available
- No Business Rates Payable (subject to eligibility)
- Shared WC Facilities
- Ready for Immediate Occupation

## Accommodation:

The approximate net internal areas measured are as follows:

Second Floor: 13.94 sq m (150 sq ft)

**Total:** 13.94 sq m (150 sq ft)

## Rent:

£2,400 per annum 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:

£775 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:

Strictly via prior appointment through Joint Sole Agents Graves Jenkins (t: 01273 701070) and Oakley.









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