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Second Floor, Blenheim House, 56 Old Steine, Brighton, BN1  
1NH

TO LET: CHARACTERFUL PERIOD OFFICE IN ICONIC GRADE II LISTED BUILDING

# LOCATION



Blenheim House occupies a prime city centre position overlooking the landscaped Old Steine Gardens, ideally situated between the iconic Royal Pavilion and Brighton Palace Pier. The surrounding area features a mix of landmark buildings together with a vibrant blend of office, leisure, residential and cultural uses.

Old Steine is currently undergoing significant public realm improvements as part of the wider regeneration of Brighton's eastern gateway, enhancing connectivity, landscaping and pedestrian spaces. These improvements are expected to further strengthen the area's appeal for businesses and visitors alike while preserving its status as one of Brighton's most historic and prominent locations.

Positioned on the southern stretch of the A23, Old Steine forms a key gateway into the city centre and a major hub for local and regional bus services. The A259 coast road is moments away, while Brighton Station, The Lanes, North Laine and Churchill Square Shopping Centre are all within a short walk.

## Description:

Set within a striking Grade II listed building dating back to the 18th century, the second floor of Blenheim House blends historic charm with a versatile, contemporary working environment in the heart of Brighton.

This well-presented space forms part of a prominent six-storey headquarters building, maintained to a high standard throughout. Features include a charming internal fireplace, original wood flooring, a discreet galley kitchen, and a beautifully wood-panelled meeting room, all contributing to a distinctive and inspiring atmosphere.

Ready for immediate occupation, the space is ideally suited for professional office users or boutique wellness and beauty operators seeking a unique and characterful setting.

## Key Features:

- Grade II Listed Building
- Elegant Interiors with Original Period Features
- Suitable for Office, Health or Boutique Wellness Operator
- Self-Contained Entrance via Steine Lane
- Available Immediately on Flexible Lease Terms

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Second Floor	1,070	99.41	Total	1,070	99.41
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## Rent:

£17.50 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.

## VAT:

VAT is Not 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.













GET IN TOUCH  
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