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

TO LET: DISTINCTIVE PERIOD OFFICES IN PRIME BRIGHTON LOCATION

LOCATION

Blenheim House occupies a prime city centre position overlooking the landscaped Old Steine Gardens, perfectly placed between the iconic Royal Pavilion and Brighton Palace Pier. The surrounding area is home to an array of landmark buildings, along with a vibrant mix of office, community, and residential premises. Old Steine remains one of Brighton's most prestigious and historic locations.

Positioned on the southern stretch of the A23, Old Steine serves as a key gateway into the city 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 walking distance.

Description

Set within a striking Grade II listed building dating back to the 18th century, the second floor of Blenheim House offers an elegant and characterful 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. The second floor features a charming internal fireplace, original wood flooring, a discreet galley kitchen, and a beautifully wood-panelled meeting room — all of which contribute to its distinctive atmosphere.

Ready for immediate occupation and ideally suited for professional office users or boutique wellness and beauty operators seeking a unique and inspiring setting.

Key Features

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

Accommodation

Accessed via a private entrance on Steine Lane, a communal staircase provides access to all floors of the building.

Second Floor (NIA): 1,070 sq ft (99.4 m²)

Please note: plans are in progress to install a six-person passenger lift serving all floors of the property.

Lease

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

Rent: £20,750 per annum, exclusive (£19.50 psf)

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring by way of a service charge contribution.

Business Rates

To be reassessed.



VAT

The building is not elected for VAT, therefore VAT is not payable on the terms quoted.

Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.

Anti-Money Laundering

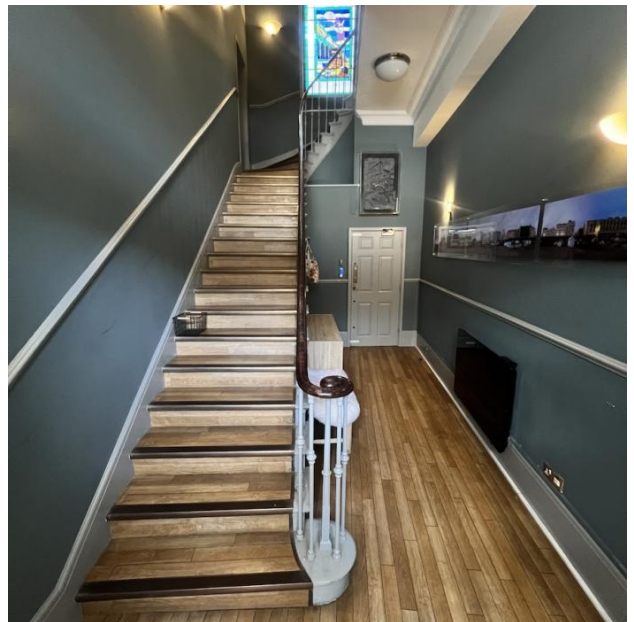
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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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