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Ground Floor (West), 44-46 Old Steine,  
Brighton, BN1 1NH  
TO LET: MODERN GROUND FLOOR CITY CENTRE OFFICE

# LOCATION



Perfectly located in the heart of the city, on the south side of the Old Steine, this area is within walking distance of numerous local attractions including Brighton Seafont, The Lanes, Palace Pier, and the British Airways i360 viewing tower. It boasts excellent transport links, situated at the junction of the A23 and A259, adjacent to the National Express bus terminus at Pool Valley, and just a 15-minute walk from Brighton's mainline railway station (with direct services to London Victoria in 53 minutes).

Old Steine is an established professional office hub, conveniently close to all major seafont hotels.

## Description

A prestigious period building with a black mosaic-tiled façade overlooking the Old Steine Gardens.

This renovated, open-plan office space features a galley kitchen, separate male and female restrooms, and plenty of natural light. It is ready for immediate occupancy with flexible new lease terms available.

## Key Features

- Renovated office space
- Open plan with galley kitchen
- Small business rates relief
- New lease available - ready for immediate occupation

## Accommodation

The Ground Floor is arranged as follows:

- Internal Width (Max): 30'10"
- Internal Depth (Max): 21'11"

**Total Accommodation (NIA): 615 sq ft (57 m2)**

## Amenities

- Modern wood-laminate flooring
- Separate male and female WCs
- Gas-fired central heating
- Galley kitchen
- Abundant plug sockets
- Alarm system
- Suspended ceiling with recessed lighting
- Plenty of natural light

## Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £13,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing & Insuring by way of service charge.



## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises
- Rateable Value: £11,250.00
- Rates Payable:
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.

## Viewing Arrangements

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









GET IN TOUCH  
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