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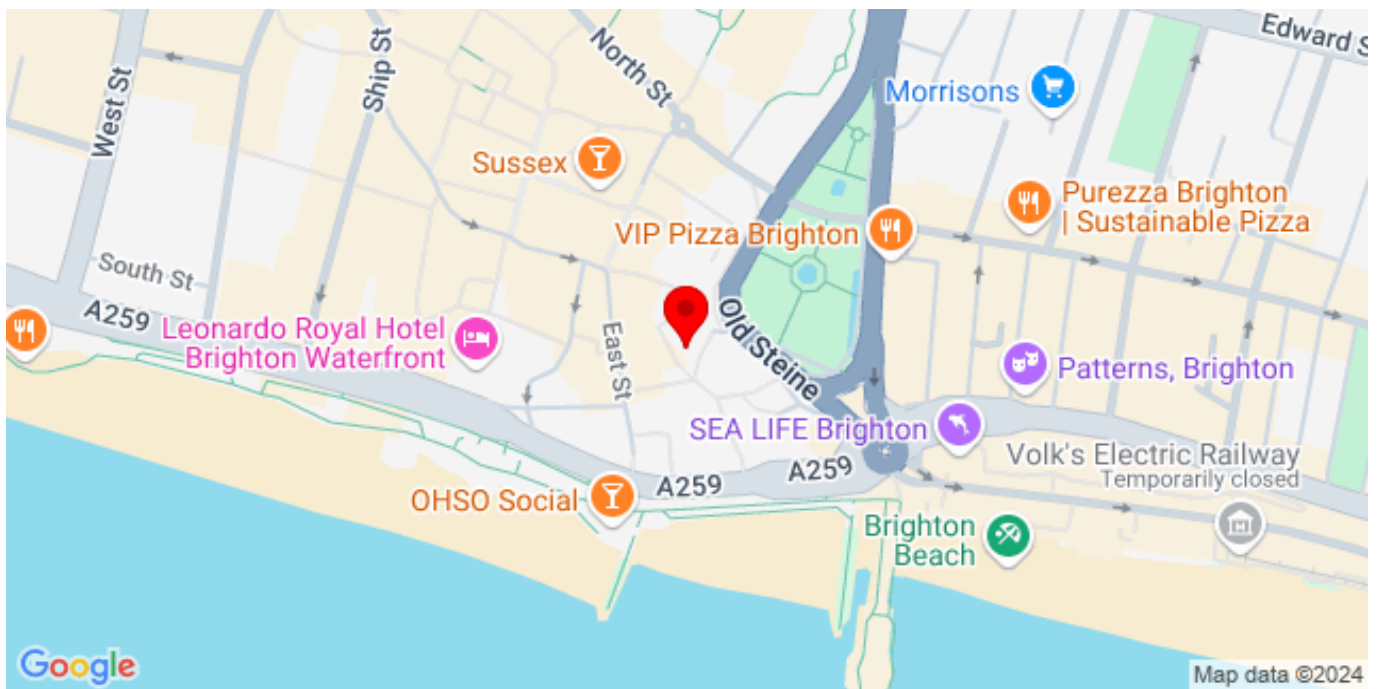
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Third Floor, 44-46 Old Steine, Brighton,
BN1 1NH

TO LET: PENTHOUSE OFFICE WITH PALACE PIER VIEWS

LOCATION



Nestled in the city centre, on the south side of Old Steine, it offers easy access to key attractions like Brighton Seafront, The Lanes, Palace Pier, and the British Airways i360 viewing tower. It's also conveniently positioned at the intersection of the A23 and A259 roads and near the Pool Valley National Express bus terminus. The Brighton mainline railway station, with a 53-minute ride to London Victoria, is just a 15-minute walk away.

Old Steine provides a professional office environment and is within walking distance of major seafront hotels.

Description

Located in a prestigious period building with a striking black mosaic-tiled frontage that offers picturesque views of the Old Steine Gardens, the third-floor office space provides a contemporary, open-plan layout (including partitioned meeting rooms) that is ready for immediate occupation. Additionally, the premises include a convenient reserved parking space right in front of the building.

Key Features

- City centre location
- Penthouse modern office
- Reserved parking space
- New lease available - ready for immediate occupation

Accommodation

Lift and staircase access to all floors, each with exclusive entrance to offices.

The Third Floor is arranged as follows:

Total Accommodation (NIA): 1,733 sq ft (161 m²)

Amenities

- Open plan, modern office premises
- Tiled flooring
- Double glazed windows
- Suspended ceiling with recessed lighting
- Separate Male/Female WCs
- Perimeter trunking (data/telecoms)
- Air conditioning system
- Entry phone system
- Quality kitchenette
- Current partitioned meeting room areas
- Alarm system
- Gas-fired central heating
- Plenty of natural light

Lease

A new lease is available on flexible leasing terms.

Third Floor Office: £33,750 per annum, exclusive (£19.50 / sq ft).

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: £25,750.00
- Rates Payable:
- Valid from 1 April 2023 to present

VAT

VAT will be payable on the terms quoted.

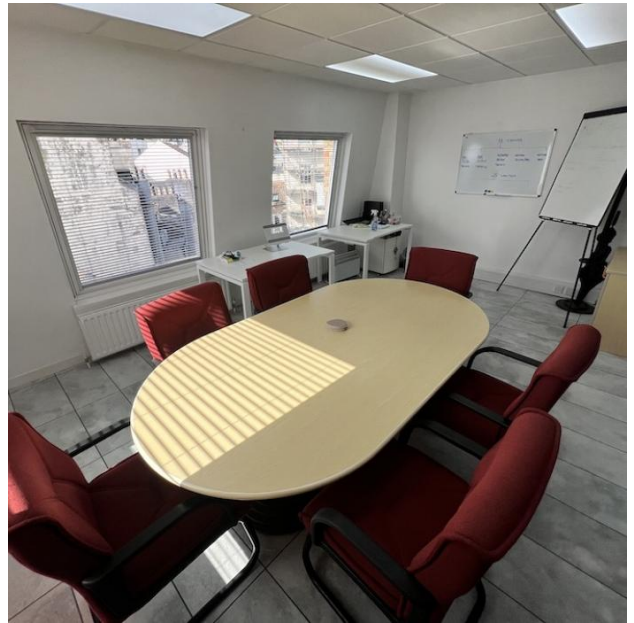
Legal Fees

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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