



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



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

TO LET: PROFESSIONAL TOP FLOOR OFFICE OVERLOOKING OLD STEINE
GARDENS

LOCATION

Prominently positioned on the south side of Old Steine in the heart of Brighton, the property offers immediate access to the city's key landmarks, including Brighton Seafront, The Lanes, Palace Pier, and the British Airways i360. Located at the junction of the A23 and A259, it also benefits from excellent road connectivity and close proximity to the Pool Valley National Express coach station.

Brighton's mainline railway station is approximately a 15-minute walk away, providing direct services to London Victoria in under an hour. Old Steine is a well-established commercial hub, surrounded by major seafront hotels and offering a professional office environment with strong local amenities.



Description

Situated within an attractive period building featuring a distinctive black mosaic-tiled façade, this third-floor office suite offers bright, contemporary accommodation with views over the landscaped Old Steine Gardens.

The space is arranged in an open-plan layout with glazed partitioned meeting rooms, providing a versatile and professional working environment.

The premises are ready for immediate occupation and benefit from a highly sought-after reserved parking space directly outside the building.

Key Features

- Prime city centre location overlooking Old Steine Gardens
- Bright, modern third-floor office with partitioned meeting rooms
- Reserved on-site parking space
- Available on a new lease with immediate occupation

Accommodation

Access to all floors is provided via both a passenger lift and a communal staircase, with each level benefiting from its own private entrance.

Third Floor (NIA): 1,733 sq ft (161 m2)

Amenities

- Modern open-plan office layout
- Tiled flooring throughout
- Double-glazed windows providing excellent natural light
- Suspended ceiling with integrated LED lighting
- Separate male and female WC facilities
- Perimeter trunking for data and telecoms cabling
- Entry phone access system
- High-quality fitted kitchenette
- Glazed partitioned meeting rooms
- Intruder alarm system
- Gas-fired central heating

This well-appointed workspace is ideally suited to a range of professional occupiers seeking high-quality offices in a central Brighton location.

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 contribution.

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
gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



Phil Graves

01273 701070
07970 747197
graves@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB