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26a Meeting House Lane, Brighton, BN1  
1HB

TO LET: PRIME SMALL OFFICE IN CENTRAL BRIGHTON

# LOCATION

Located in the heart of Brighton, one of the city's busiest pedestrian thoroughfares is celebrated for its vibrant atmosphere and eclectic mix of retail, restaurants, and unique shops, with offices and residential accommodations above.

This bustling area attracts both local residents and tourists year-round, day and night. Visitors can dine at nationally renowned venues such as Donatello's, Coppa Club, Riddle & Finns, and Casa don Carlos, or shop at numerous bespoke jewellers within the famous Lanes and the adjacent new Hannington's Lane.



## Description

Second Floor office premises available with a main shared entrance, located on the highly sought-after Meeting House Lane in the heart of the city.

A new lease is available with flexible terms, ready for immediate occupancy.

## Key Features

- Central Brighton location
- Small business rates relief
- Flexible leasing terms available
- Ready for immediate occupation

## Accommodation

The Second Floor is arranged as follows:

- Internal Width (Max): 15'
- Internal Depth (Max): 25'

**Total Accommodation (NIA): 416 sq ft (38.7 m2)**

## Amenities

- Carpeted throughout
- LED lighting
- Window blinds
- Plenty of natural light
- Entry phone intercom (not tested)
- Numerous power sockets (not tested)

## Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £10,000 per annum, exclusive.

## Rent Review

By way of negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution (to include, electricity, water, building insurance and service charge).



## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises
- Rateable Value:
- 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 for their own.

## Viewing Arrangements

Strictly via prior appointment through joint sole agents Graves Jenkins (t: 01273 701070) and Graves Son & Pilcher.









GET IN TOUCH  
gravesjenkins.com



Oli Graves

01273 701070  
07435 099764  
oli@gravesjenkins.com



Toby Graves

01273 701070  
07818 569243  
toby@gravesjenkins.com



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