

CITY CENTRE OFFICES TO LET



12,400 SQ FT (1,152 SQ M)

10 PRIVATE CAR SPACES

52-53 OLD STEINE, BRIGHTON BN1 1NH



Description & Location

The property is prominently situated on the western side of Old Steine in Brighton city centre. The main A23 joins the A259 and leads north to the A27 and M25.

There are regular bus services and Brighton rail station is 16 mins walk (0.7 miles with frequent train services to Gatwick Airport (London Victoria (55 mins journey time) and London Bridge.

The Lanes, Brighton Seafront, Royal Pavilion and the Palace Pier are all within a few minutes walk.

52-53 Old Steine comprises an attractive six storey Grade II listed period building comprising a mix of cellular and open plan offices, meeting rooms and ground floor reception. There is secondary frontage to East Street at the rear of the open plan offices with a central atrium.

Key Features

13 private car spaces

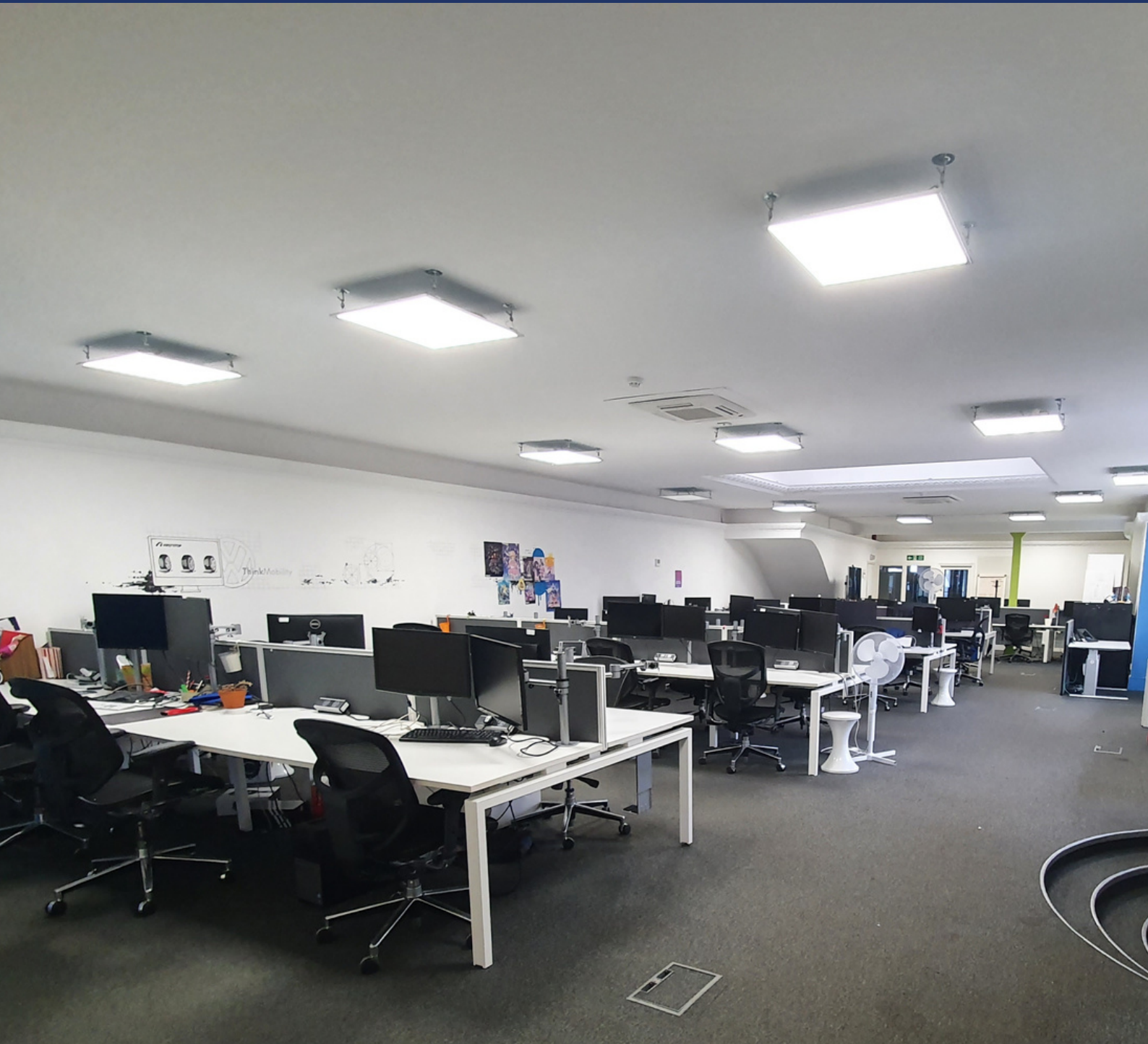
4 person passenger lift

Air-conditioned

LED lighting

Part raised floors





Accommodation

Lower Ground	735 sq ft	68.3 sq m
Ground	666 sq ft	61.9 sq m
First	727 sq ft	67.5 sq m
Second	3,913 sq ft	363.6 sq m
Third	5,624 sq ft	522.5 sq m
Fourth	735 sq ft	68.3 sq m



Lease

A new effective full repairing & insuring lease on terms to be agreed.

Rent

On application

VAT

VAT may be chargeable on the rental outgoings.

Business Rates

RV £134,000. UBR 51.2p (Apr 21/22).

Planning

The Use Classes Order effective 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 and D2 uses.

EPC

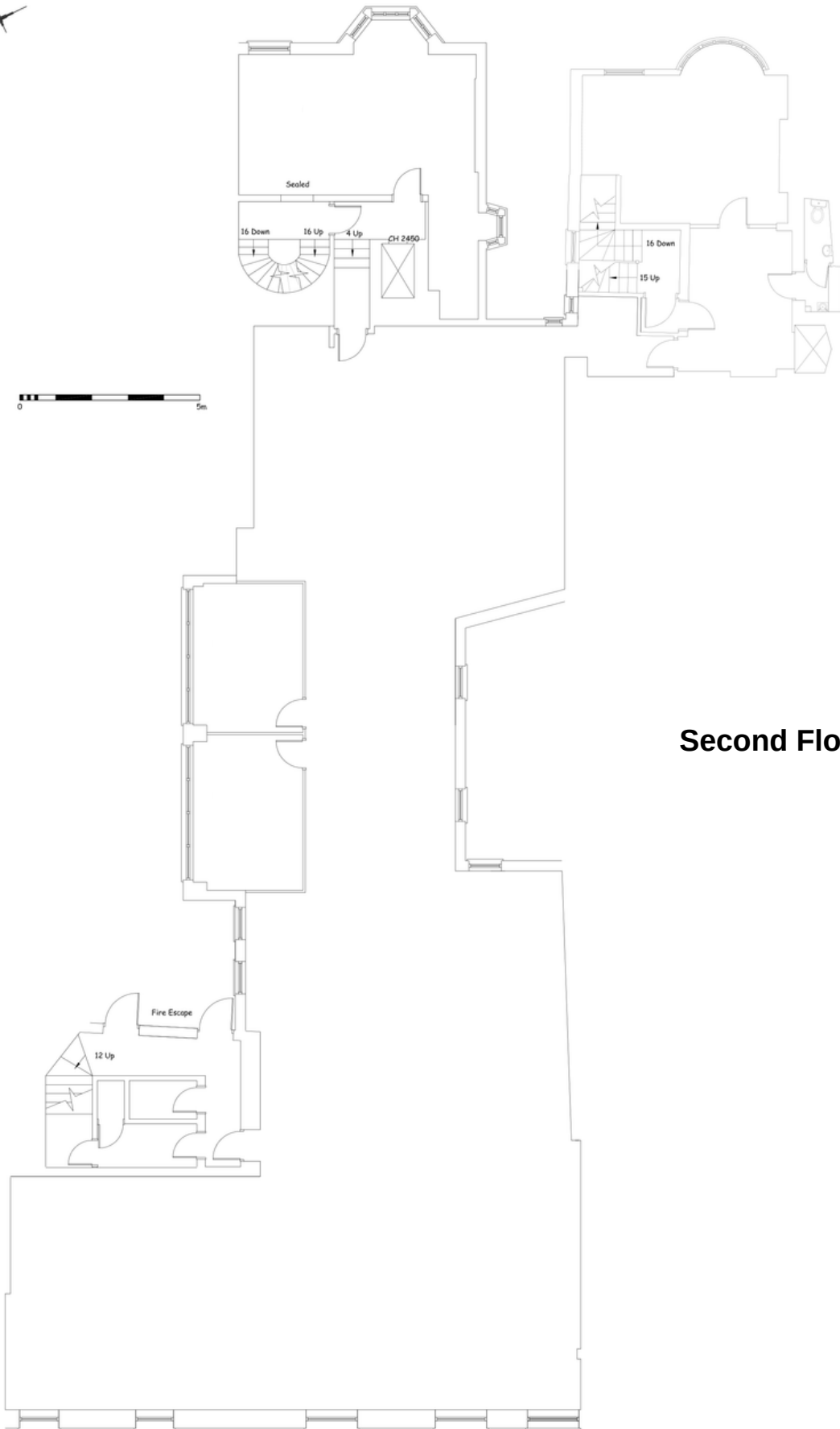
on request.

Permitted Use

B1 offices. Consideration will be given to alternative uses.

Legal Costs

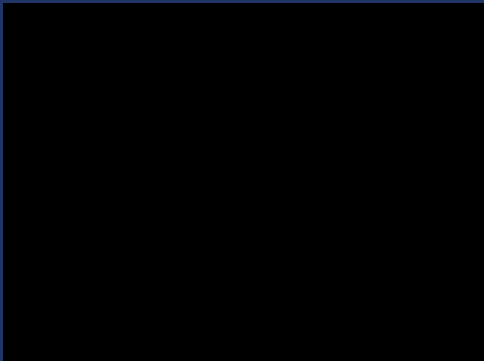
Each party to be responsible for own legal costs



Second Floor Plan



Viewing & further info



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