TO LET

Flexible Use –
Suitable for a Variety of Occupiers

Dolphin House

2-5 Manchester Street,
Brighton, BN2 1TF

The building benefits from planning consent for a variety of uses, including education (Class F1(a)), offices (Class E(g)(i)), financial and professional services (Class E(c)), and medical or health services (Class E(e))

16,179 Sq Ft
1,503 Sq M



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Dolphin House | **Versatile Office Accommodation**

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PROPERTY DETAILS

The property comprises a purpose-built office building arranged over five floors, with the benefit of a basement car park.

The accommodation offers a range of office and classroom suites, complemented by shared facilities throughout the building, creating a modern and professional working environment.

The existing layout can be adapted to suit an occupier's requirements, including reconfiguration to provide a more open-plan arrangement.

The current fit-out is well suited to both educational and office use. Alternative uses may also be considered, subject to the landlord's prior approval and any necessary planning consents.

ACCOMMODATION	SQ FT	SQ M
Basement	223	21
Ground Floor Entrance	77	7
Ground Floor Office to North of Car Park Ramp	235	22
Ground Floor Office	3,075	286
1st Floor Offices	4,015	373
2nd Floor Offices	4,015	373
3rd Floor Offices	3,823	355
4th Floor Offices	716	67
TOTAL	**16,179**	**1,503**

Please note: The floor areas quoted are approximate and have been calculated using a combination of historic floor plans and area information obtained from the Valuation Office Agency (VOA). These measurements have not been independently verified and should be used for guidance purposes only.

Five-Storey Building

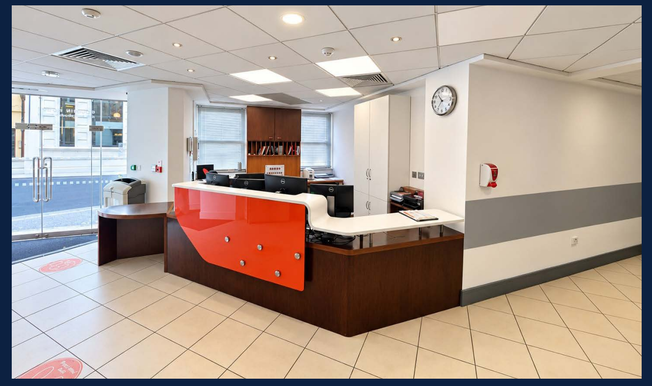
12 Car Parking Spaces

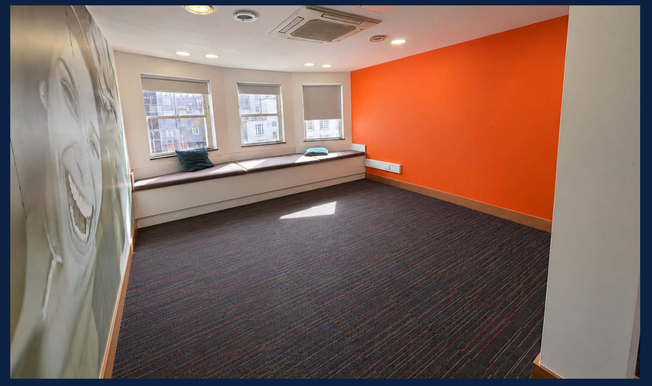
Prime Central Brighton Location

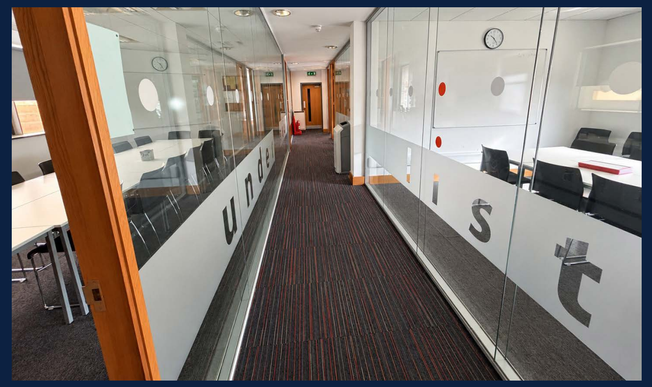
A23 & A259 Road Links

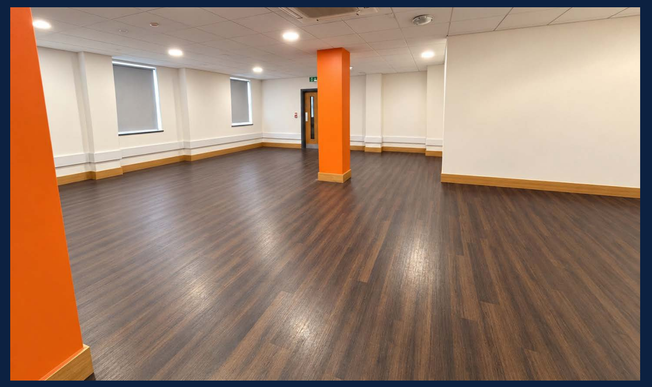
Ideal for Educational, Office and Medical Use

Potential for Alternative Uses (STP)









PROPERTY
LOCATION

Brighton and Hove is a vibrant coastal city situated on the south coast of England, approximately 52 miles south of London. The city benefits from fast road connectivity, with the A23 and A259 providing access to the wider road network, including the M23, M25 and M27 motorways.

The property is situated within the popular Kemp Town area, a short distance from Brighton seafront and the city's iconic Palace Pier. The surrounding area offers a vibrant mix of retail outlets, bars, restaurants and leisure amenities, making it an attractive destination for both residents and visitors.

Brighton railway station is approximately a 10–15-minute walk from the property, providing convenient rail connections to London and beyond. In addition, Old Steine serves as a major local transport hub, offering a comprehensive network of bus services connecting the property to destinations throughout Brighton and the surrounding areas.

TRAVEL TIMES	Miles	Time
A23	0.1	2 mins drive
Old Steine Bus Interchange	0.1	2 mins walk
Brighton Railway Station	0.7	15 mins walk
A27	3.7	10–15 mins drive
M23	10–12	20–30 mins drive
Gatwick Airport	28	0–50 mins drive

Distances and times are approximate and for guidance only.



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FURTHER **INFORMATION**

TERMS: A new FR&I lease to be negotiated and agreed.

RENT: Rent on application

BUSINESS RATES: According to the Valuation Office Agency (VOA) website, the property has a current rateable value of £226,000.

VAT: VAT will be charged on the quoting terms.

LEGAL COSTS: Each party to pay their own legal fees.

EPC: To follow.

AGENT **DETAILS**

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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

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