

TO LET
OFFICE SUITE

1ST FLOOR NORTH

6-7 LOVERS WALK

BRIGHTON
EAST SUSSEX
BN1 6AH

1,832 Sq Ft
170 Sq M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

Available from
December 2026



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BRIGHTON, EAST SUSSEX, BN1 6AH

PROPERTY

DETAILS

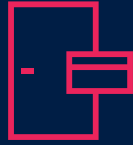
The property comprises a high-quality, purpose-built office building arranged over three floors. The available accommodation is situated on the north side of the first floor and provides bright, well-presented office space overlooking Preston Park.

Occupiers benefit from a smart and welcoming entrance lobby, modern communal WC facilities, a landscaped outdoor breakout area, and private undercroft car parking, creating an attractive and convenient working environment.

SCHEDULE OF ACCOMMODATION		
	Sq Ft	Sq M
1ST FLOOR	1,832	170
TOTAL	1,832	170

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4 ALLOCATED CAR
PARKING SPACES
- 

OPEN PLAN
FLOOR PLATE
- 

ACCESS
CONTROL
SYSTEM
- 

PASSENGER
LIFT
- 

SUSPENDED
CEILINGS
- 

AIR CONDITIONING
- 

RAISED FLOORS



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PROPERTY LOCATION

The property occupies a prominent position overlooking Preston Park, one of Brighton's most established and highly regarded office locations. Benefiting from an attractive parkland setting alongside excellent connectivity, the area is a popular business destination for a diverse range of occupiers.

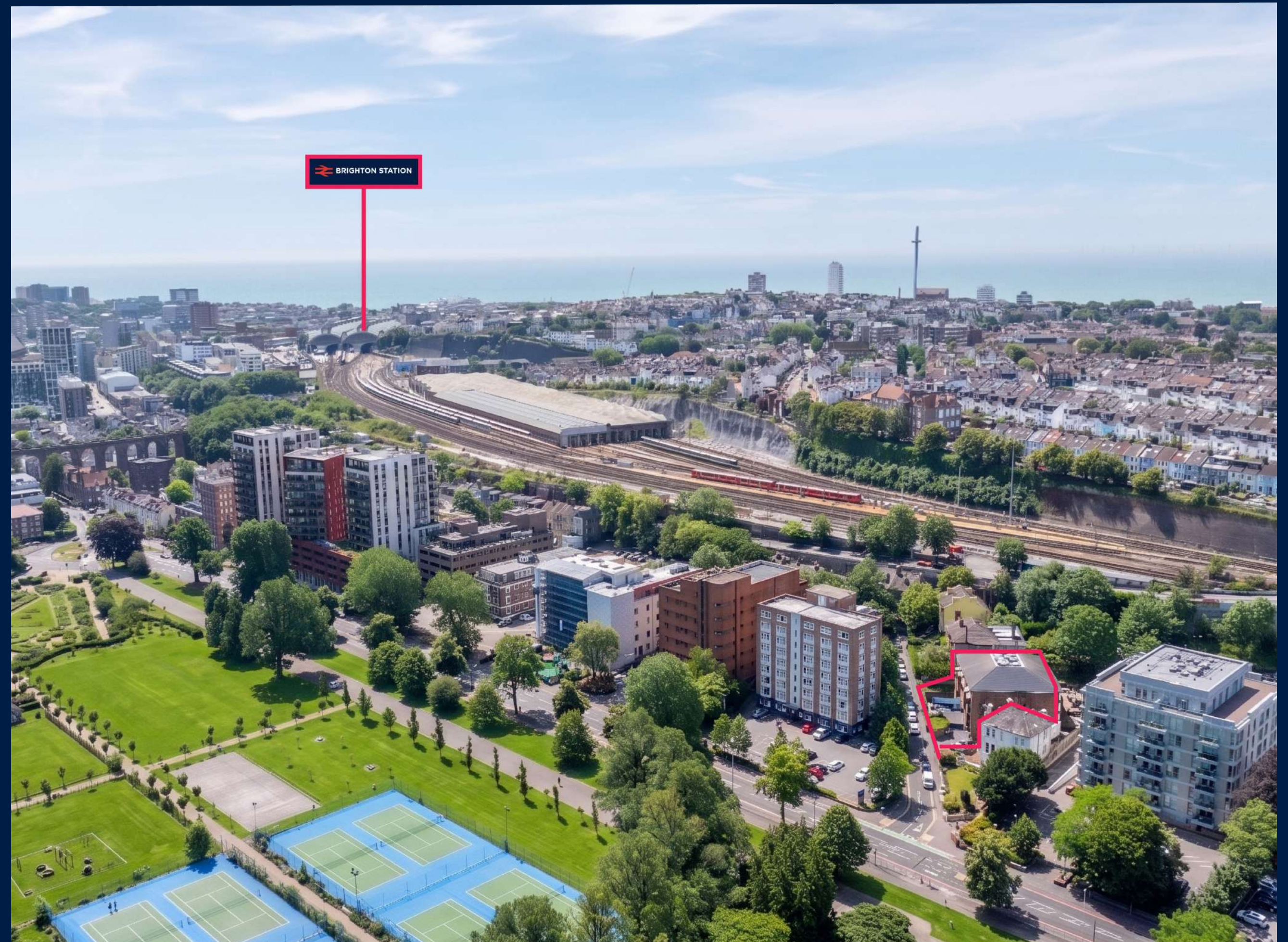
London Road, Preston Park and Brighton mainline railway stations are all within easy reach, providing frequent services across the region together with direct connections to London Victoria, London Bridge and Gatwick Airport. A number of regular bus routes serve the immediate area, offering convenient access to Brighton city centre and the wider conurbation. The nearby A23 and A27 provide excellent road communications, connecting to the national motorway network and destinations across the South East.

The combination of outstanding transport links, an established business environment and the attractive surroundings of Preston Park makes this one of Brighton's most desirable office locations.



SAT NAV: BN1 6AH

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FURTHER INFORMATION

TERMS: The office suite is available by way of new effective full repairing and insuring lease, with terms to be negotiated and agreed.

RENT: £20.00 per sq ft / £36,640 Per Annum exclusive.

SERVICE CHARGE: Further details available upon request.

VAT: VAT will be chargeable on the terms quoted.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

EPC: This property’s current energy rating is C.

RATEABLE VALUE: According to the Valuation Office Agency (VOA) website, the office suite has a current rateable value of £32,250.

AGENT DETAILS



Emma Ormiston
07947 373 565
eormiston@shw.co.uk



Max Pollock
01273 672 999 Ext: 1002
07764 794 936
max@eightfold.agency



Chelsea Adams
01903 777782
07551 805 277
leasing@hprop.co.uk



CONNECTIONS	MILES
A27	3
EASTBOURNE	23
GATWICK AIRPORT	28
LONDON (M25)	34
PORTSMOUTH DOCKS	47



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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

OWNED AND MANAGED BY:



Rustington House, Worthing
Road, Rustington, West Sussex,
BN16 3PS

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