

41 New England Street

Pullman Haul, Brighton, BN1 4GQ

To Let: Modern Self-Contained Office Unit Moments from Brighton Station

2,807 sq ft
(260.78 sq m)

- Modern Self-Contained Office Within the One Brighton Development
- Situated Next to Brighton Railway Station
- High-Specification with Excellent Natural Light
- Prominent Frontage onto New England Street

Summary

Available Size	2,807 sq ft
Rent	£25 per sq ft
Rateable Value	£44,500
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a modern, self-contained ground floor office unit forming part of the highly regarded One Brighton development within the established New England Quarter.

The accommodation is predominantly open plan and benefits from excellent natural light via a rear skylight and extensive glazing, together with a high-quality specification throughout. The unit is well suited to a range of office occupiers seeking modern city-centre accommodation within close proximity to Brighton Railway Station.

The premises is available with vacant possession, offering a rare opportunity in a tightly held and well-connected commercial location.

Location

The property occupies a prominent position fronting New England Street within the New England Quarter, one of Brighton's most established and successful mixed-use regeneration areas.

Situated approximately half a mile north of Brighton city centre, the location benefits from excellent connectivity, with Brighton Railway Station within a short walking distance offering regular services to London Victoria, London Bridge, Gatwick Airport and the wider South East.

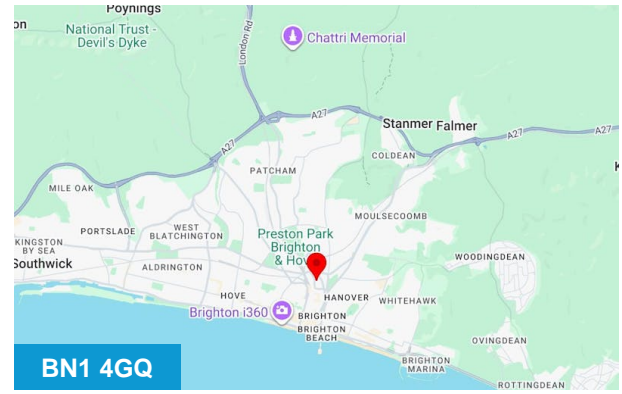
The surrounding area has evolved into a strong commercial and business hub, with nearby occupiers including Leonardo Hotel, The Brinell Building, Trafalgar Place office cluster, and Runway East Brighton at York & Elder.

The North Laine district lies close by, providing a vibrant mix of independent retail, cafés, restaurants and leisure amenities, contributing to an attractive working environment.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Description	sq ft	sq m
Ground - Office	Ground	Office	2,480	230.40
Ground - Male and Female WCs	Ground	Male and Female WCs	177	16.44
Ground - Storage/ Electrical Switch Room	Ground	Storage/ Electrical Switch Room	150	13.94
Total			2,807	260.78



Viewing & Further Information



Oliver Graves

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Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.