



44-46 Old Steine

Brighton, BN1 1NH

For Sale: Landmark Multi-Let Office Investment

9,245 sq ft
(858.89 sq m)

- Prime Brighton City Centre Location
- Diversified Multi-Let Rental Income
- Freehold with Asset Management Opportunities
- Future for Residential Development (STPP)

44-46 Old Steine, Brighton, BN1 1NH

Summary

Available Size	9,245 sq ft
Price	Offers in the region of £2,500,000
Rateable Value	£153,750 1 April 2026 to present
Service Charge	Service charge provisions vary between occupational leases. Further information is available within the tenancy schedule and legal documentation upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

44-46 Old Steine comprises a prominent and substantial freehold period office building arranged over lower ground, ground and three upper floors, occupying one of Brighton's most recognisable commercial positions overlooking the historic Old Steine Gardens.

The property provides approximately 9,245 sq ft (858.9 sq m) Net Internal Area, extending to a Gross Internal Area of approximately 10,933 sq ft (1,015.7 sq m), and comprises a diversified multi-let office investment arranged across a range of self-contained office suites together with ancillary communal accommodation. The building benefits from an attractive period façade, passenger lift, communal WC facilities and three demised car parking spaces immediately outside the property, providing a rare and valuable amenity within Brighton city centre.

The investment currently produces a contracted rental income of £126,697.96 per annum exclusive. The third floor office suite is currently vacant and is being actively marketed by Graves Jenkins at £19.50 per sq ft, providing an immediate asset management opportunity to increase the property's total rental income to approximately £160,500 per annum, subject to letting.

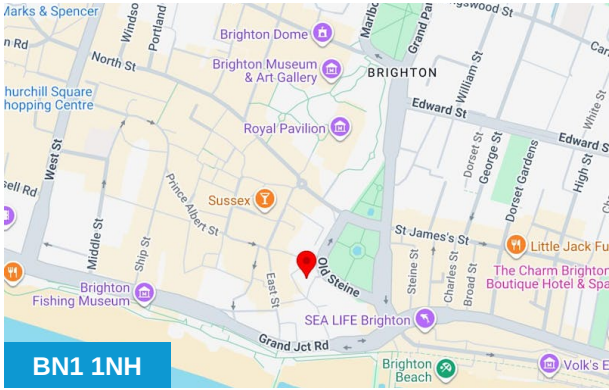
Occupying a highly prominent position directly overlooking Old Steine Gardens, the property also stands to benefit from the extensive Valley Gardens Phase 3 public realm regeneration currently being delivered immediately outside the building. The scheme will significantly enhance the surrounding environment through improved landscaping, pedestrian connectivity, cycling infrastructure and public transport facilities, further strengthening the long-term occupational appeal and investment credentials of this prime city centre location.

In addition to the immediate rental reversion available through the vacant accommodation, the property offers further medium to long-term asset management opportunities together with potential future redevelopment or alternative use prospects, subject to obtaining the necessary statutory consents.

Asset Management Opportunities

The investment offers a number of attractive opportunities to enhance value over both the short and medium term, including:

- Immediate letting opportunity of the vacant third floor office.
- Reversionary rental growth across existing occupational leases.
- Potential refurbishment and ESG improvements over time.



Viewing & Further Information



Oliver Graves
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- Ongoing enhancement of the immediate environment through the Valley Gardens regeneration project.
- Potential conversion of the upper floor(s) to residential accommodation, subject to planning permission, once the planning position has been confirmed - indicative layout plans are available

Location

44-46 Old Steine occupies a landmark position overlooking the historic Old Steine Gardens, one of Brighton's most recognisable civic spaces, situated at the meeting point of the A23 London Road and the A259 seafront route. The property sits at the gateway to Brighton City Centre, providing immediate access to the city's principal retail, leisure, office and tourism destinations.

The surrounding area is home to an exceptional range of national and independent occupiers including American Express UK Headquarters, Leonardo Royal Hotel, Travelodge, Malmaison Brighton, Metro Bank, HSBC, Starbucks, Pret A Manger, Moshimo, The Ivy Asia, Brighton Palace Pier and the vibrant Lanes shopping district. Brighton Beach is less than a two-minute walk away, whilst Churchill Square Shopping Centre, North Laine and the city's established professional office quarter are all within comfortable walking distance.

Brighton Railway Station is approximately 0.8 miles (15 minutes' walk) to the north, providing frequent direct services to London Victoria and London Bridge in under one hour, together with Gatwick Airport in approximately 30 minutes. Pool Valley Coach Station lies immediately opposite the property, whilst the A23 and A259 provide excellent regional road connections.

A particularly significant factor underpinning the long-term investment appeal of the property is the Valley Gardens Phase 3 regeneration project, currently being delivered immediately outside the building. This major public realm scheme is transforming Old Steine into a substantially greener, more pedestrian-friendly environment through extensive landscaping, wider pavements, new cycle infrastructure, improved public transport facilities and enhanced public spaces. Once completed, the scheme is expected to significantly improve the overall quality of the streetscape, encourage greater footfall, strengthen the city's tourism offer and enhance the long-term attractiveness of this prime commercial location.

As one of Brighton's most prominent gateway locations, the property is exceptionally well positioned to benefit from continued investment in the city centre, reinforcing occupational demand and supporting long-term rental growth.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft	sq m	Rent	EPC	Availability
Basement	Office	1,733	161	£16,000 /annum Inclusive of service charge and electricity.	D (76)	Occupied
Ground - Suite 1	Office	1,203	111.76	£22,000 /annum	C (53)	Occupied
Ground - Suite 2	Office	657	61.04	£13,000 /annum	C (53)	Occupied
1st	Office	1,981	184.04	£35,000 /annum	D (87)	Occupied
2nd	Office	1,938	180.05	£40,698 /sq ft	C (51)	Occupied
3rd	Office	1,733	161	£19.50 /sq ft	-	Available
Total		9,245	858.89			

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

The property is offered for sale freehold, subject to the existing occupational leases.

Offers are invited in the region of £2,500,000

Tenancy Schedule

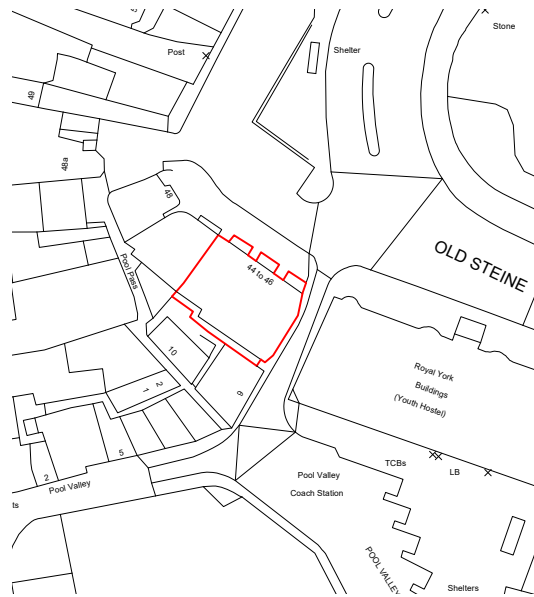
- Basement:
- Ground Floor Suite 1:
- Ground Floor Suite 2:
- First Floor:
- Second Floor:
- Third Floor:

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.





1 Location Plan
Scale: 1:1250



2 Block Plan
Scale: 1:500

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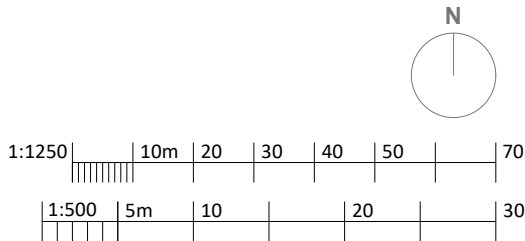
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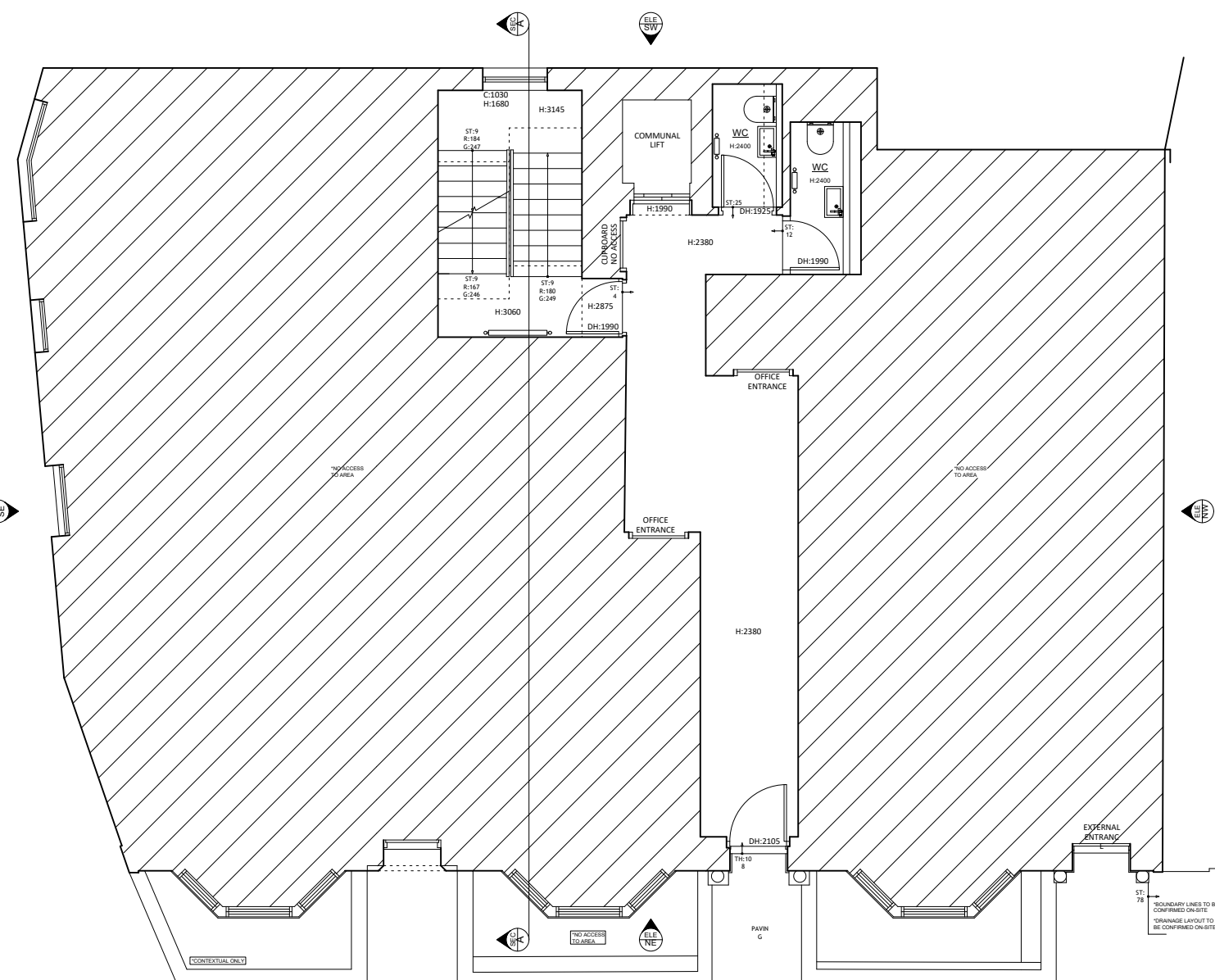
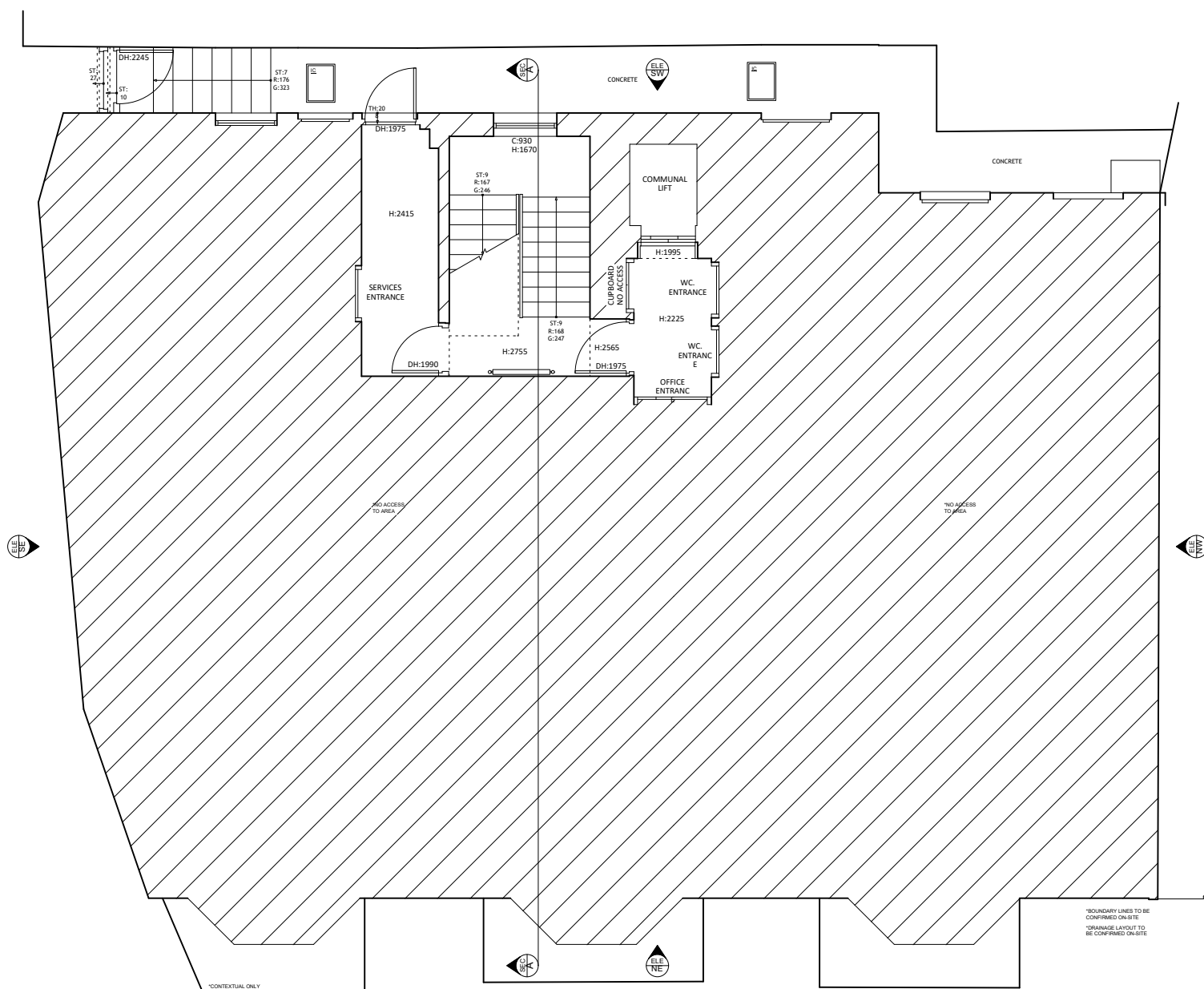


Dwg No. 25017-P-001

Drawing Title Location & Block Plan
Address 44-46 Old Steine, Brighton BN1 1NH
Client Stephen Antram
Scale 1:1250 & 1:1500
Stage Survey
Drawn by MMS
Checked by RZ

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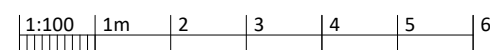
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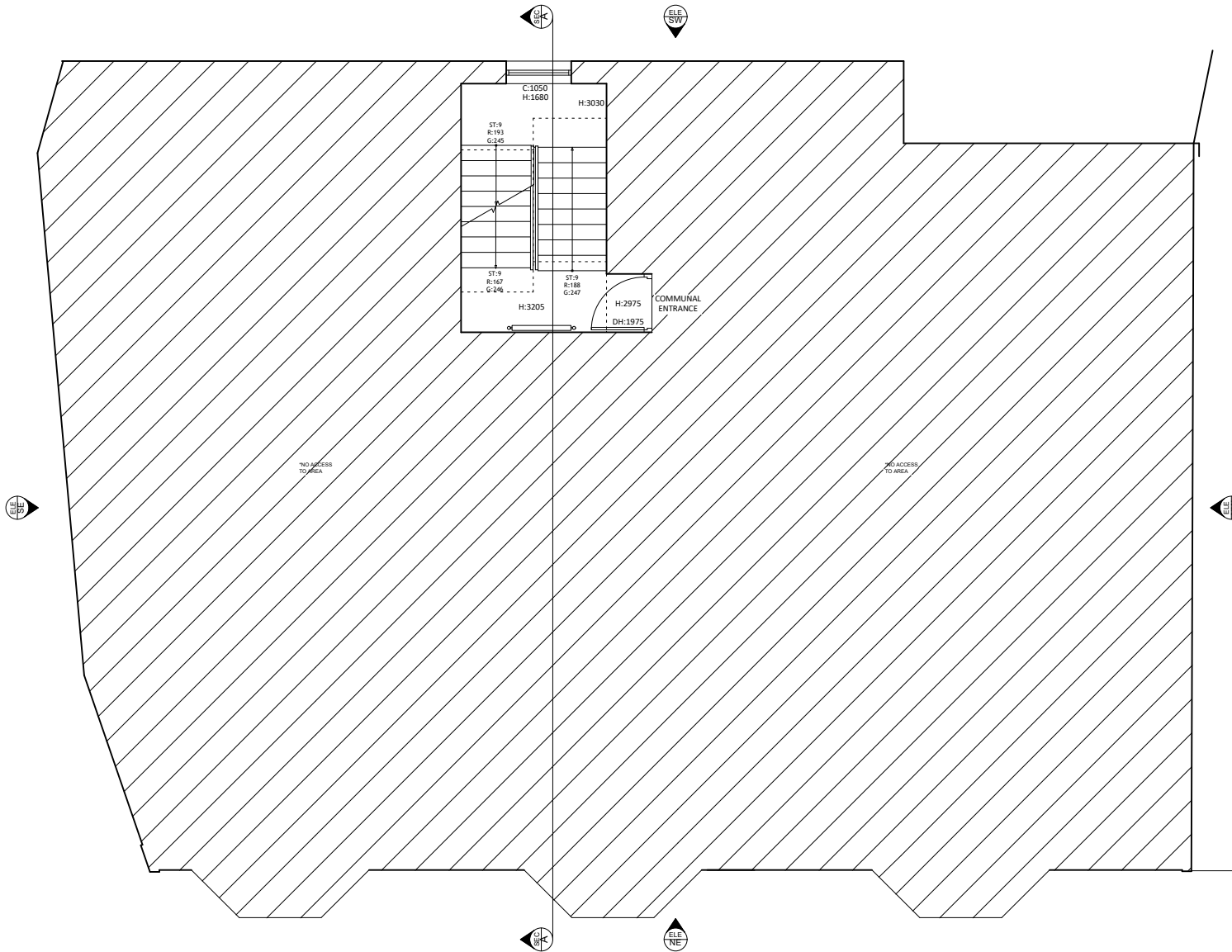
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Drawing Title	Existing Floor Plans 1/3
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Client	Stephen Antram
Scale	1:100 @ A3
Stage	Survey
Drawn by	MMS
Checked by	RZ

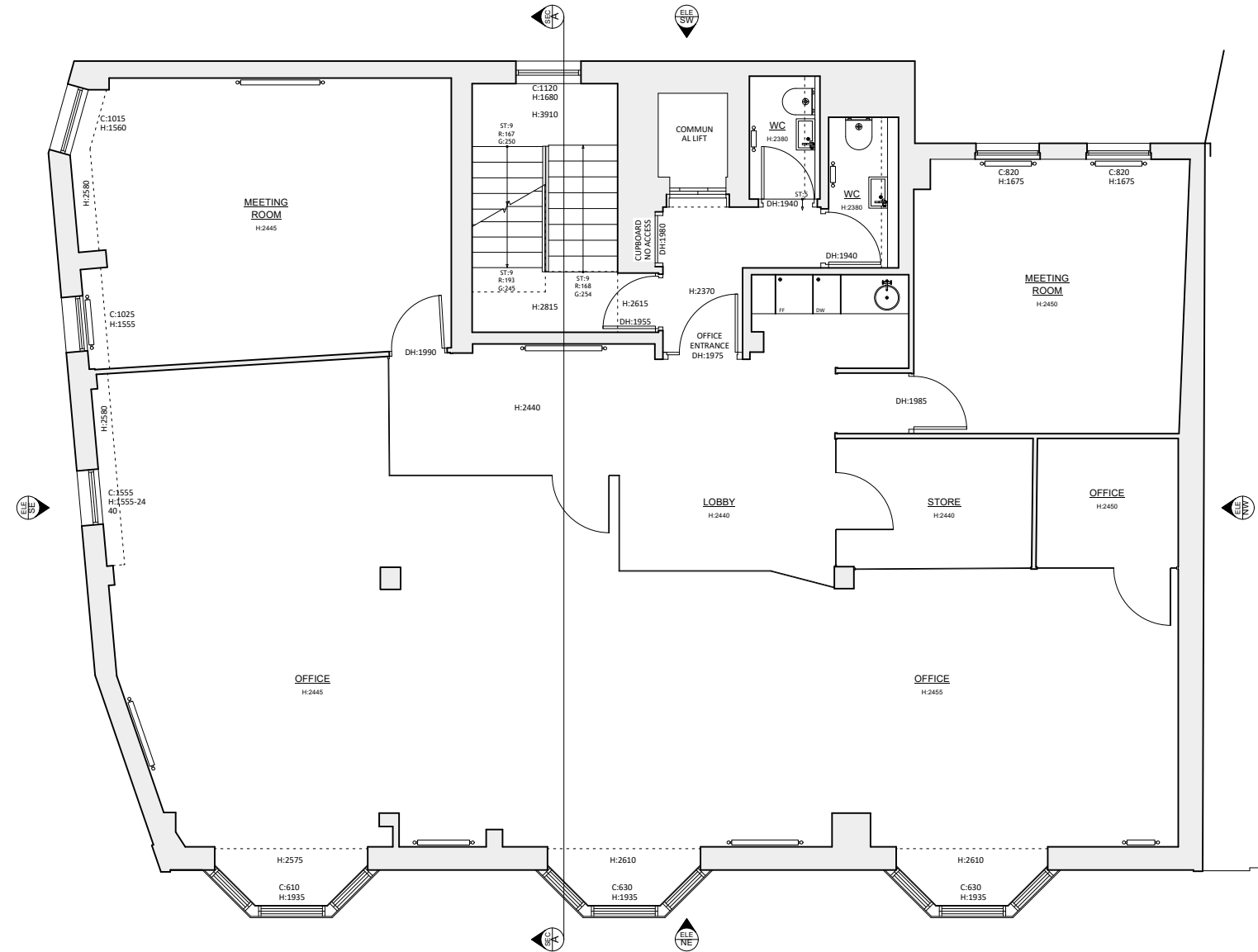
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1 Existing First Floor Plan
Scale: 1:100



2 Existing Second Floor Plan
Scale: 1:100

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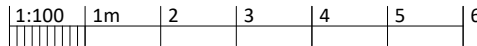
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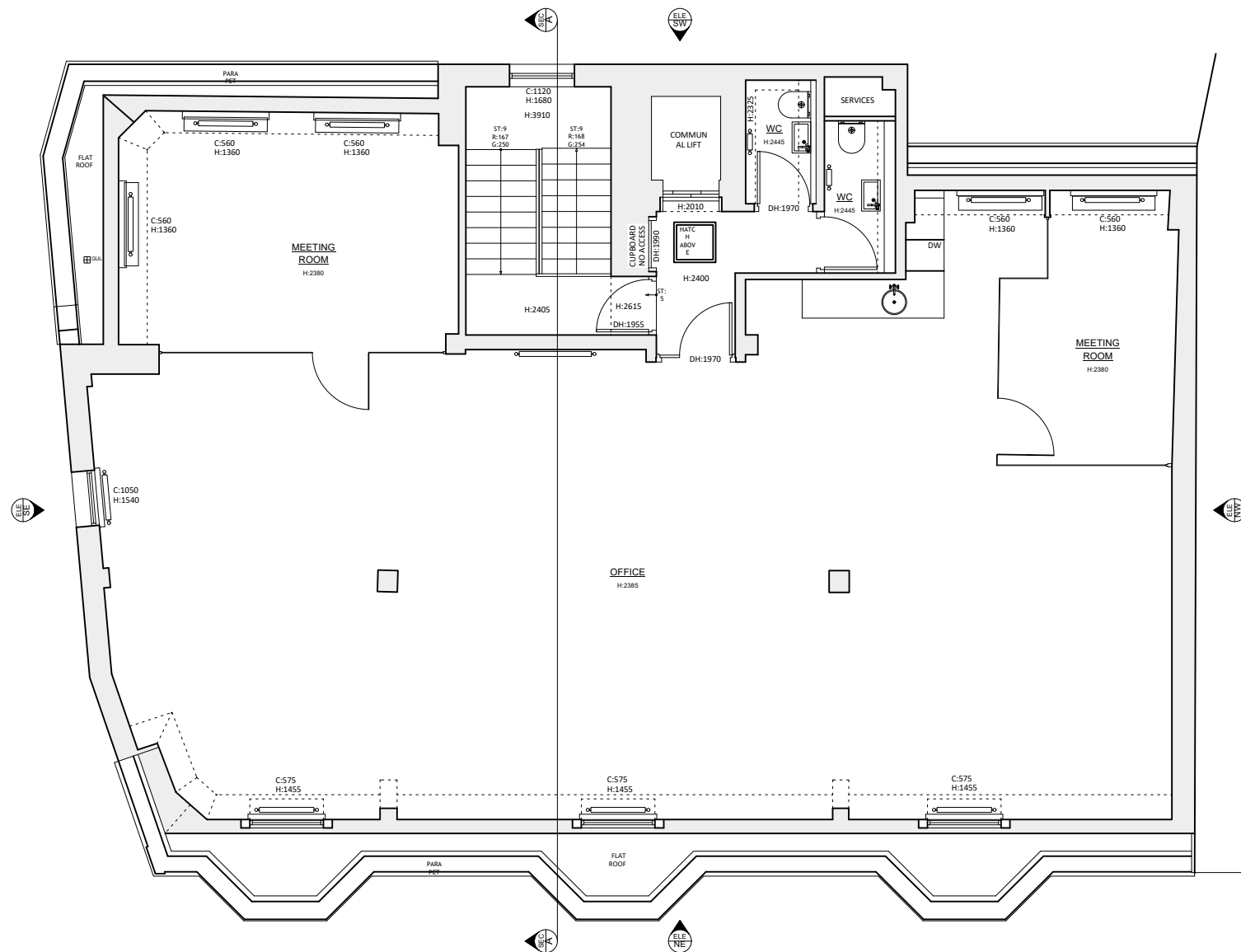


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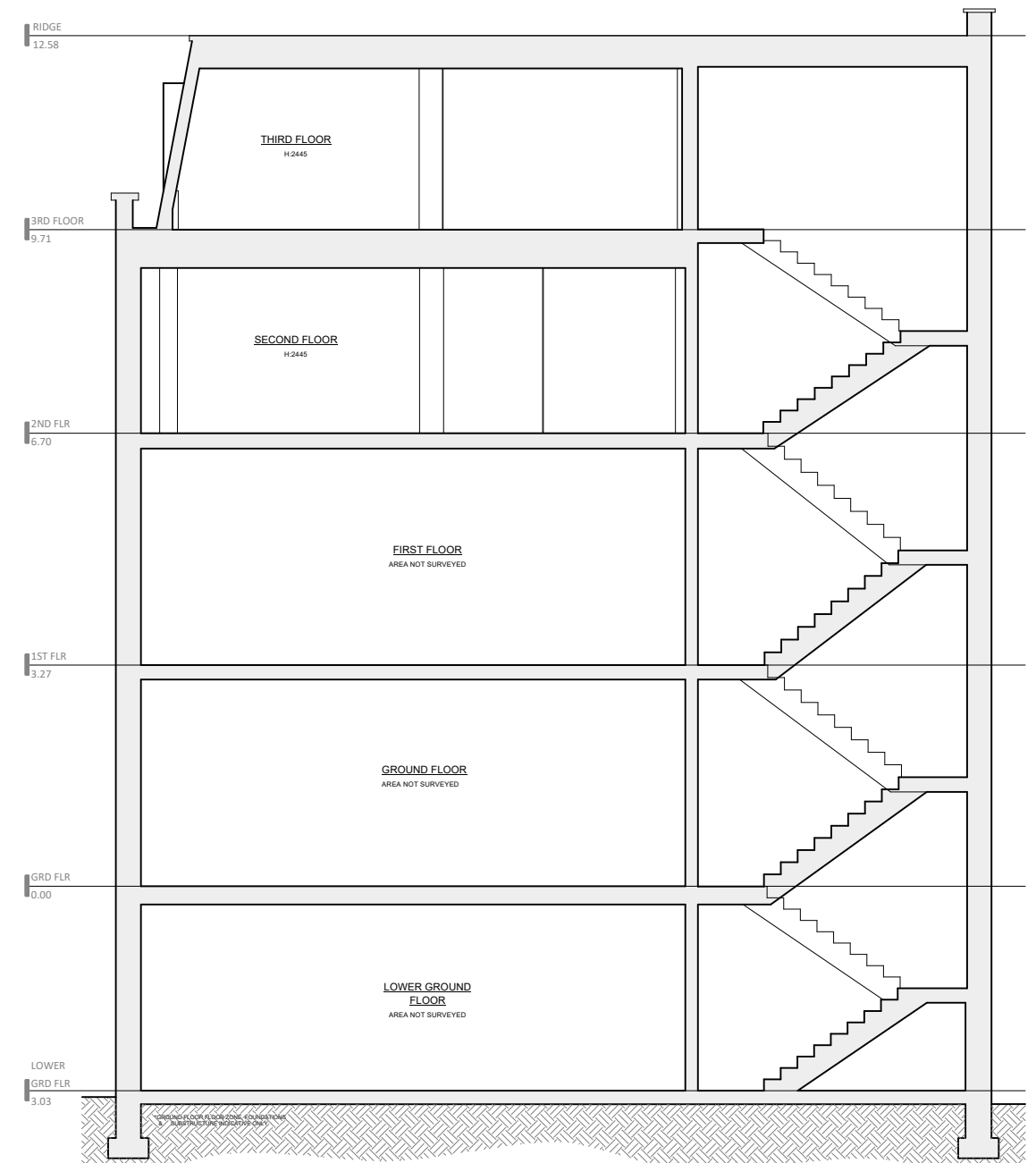
Drawing Title Existing Floor Plans 2/3
Address 44-46 Old Steine, Brighton BN1 1NH
Client Stephen Antram
Scale 1:100 @ A3
Stage Survey
Drawn by MMS
Checked by RZ

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1 Existing Third Floor Plan
Scale: 1:100



2 Existing Section A-A
Scale: 1:100

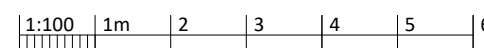
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Dwg No. 25017-P-004

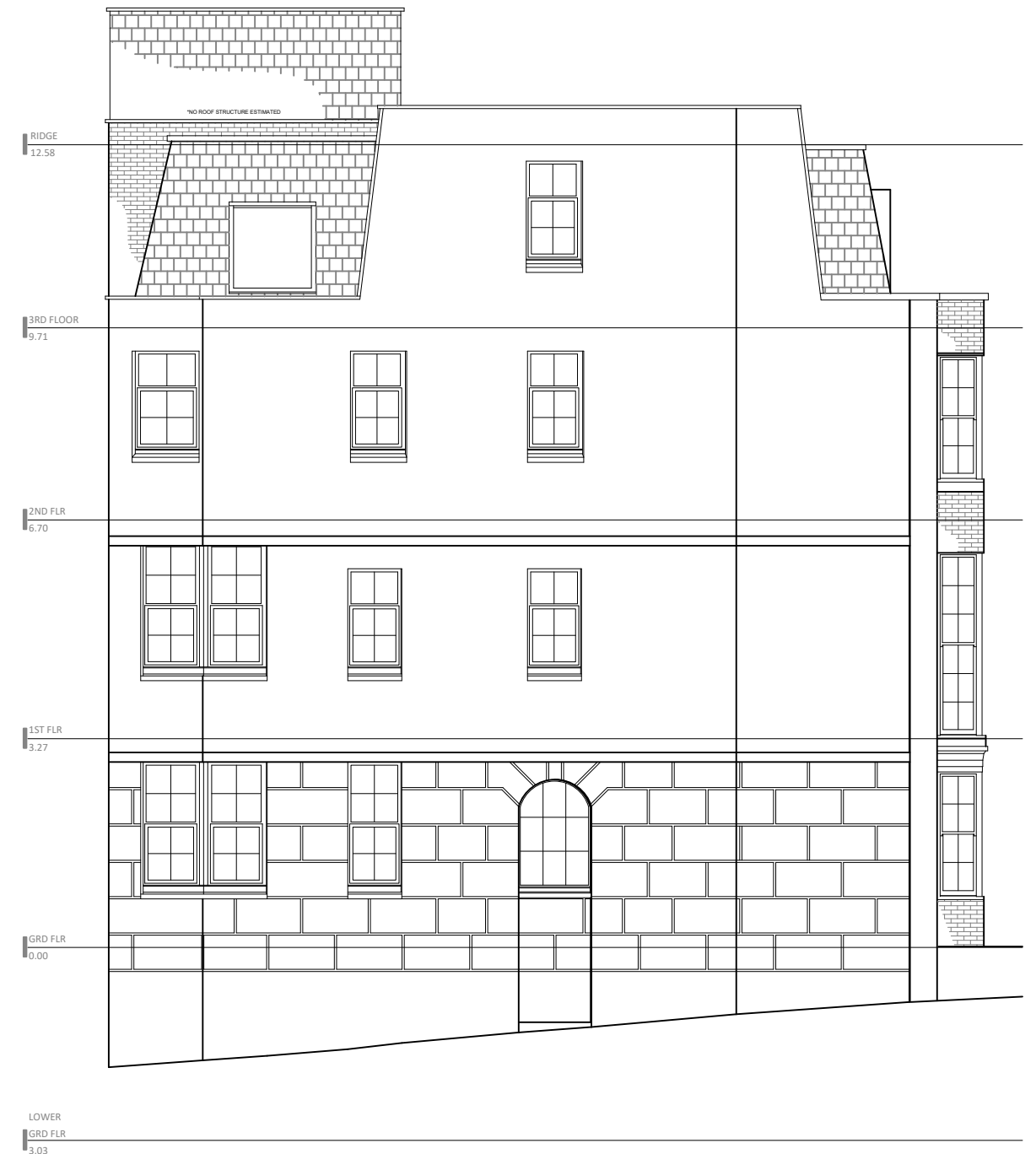
Drawing Title Existing Floor Plans 3/3 and Section A-A
Address 44-46 Old Steine, Brighton BN1 1NH
Client Stephen Antram
Scale 1:100 @ A3
Stage Survey
Drawn by MMS
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1 Existing Front Elevation (NE)
Scale: 1:100



2 Existing Side Elevation (SE)
Scale: 1:100

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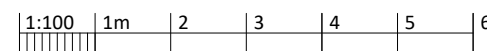
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Dwg No. 25017-P-005

Drawing Title Existing Elevations 1/2
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Client Stephen Antram
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1 Existing Rear Elevation (SW)
Scale: 1:100

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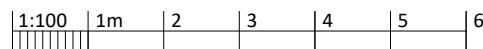
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Dwg No. 25017-P-006

Drawing Title Existing Elevations 2/2
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