



## 38 Montpelier Crescent

Brighton, BN1 3JL

### To Let: Characterful Office Building in Prime Seven Dials Location

**3,596 sq ft**  
(334.08 sq m)

- Landmark Corner Building in the Heart of Seven Dials, Brighton
- Elegant Interiors with Original Period Features
- Available Immediately on Flexible Lease Terms
- 600m from Brighton Mainline Station

# 38 Montpelier Crescent, Brighton, BN1 3JL

## Summary

Available Size	3,596 sq ft
Rent	£25 per sq ft exclusive
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

38 Montpelier Crescent is a striking and highly prominent period building occupying a landmark corner position in the heart of Seven Dials. Arranged over five floors, the property offers a rare opportunity to acquire a substantial self-contained office building.

Currently configured as office accommodation, the building provides a flexible layout with multiple access points via four entrances, enhancing its suitability for a variety of occupiers. The upper floors boast impressive ceiling heights and retain a wealth of original period features, creating an attractive working environment full of character.

## Location

Situated in the vibrant and highly sought-after Seven Dials district of Brighton, the property benefits from a prime position at the junction of Montpelier Crescent and Dyke Road.

The area is well known for its lively mix of independent cafés, restaurants, wine bars, and local amenities, alongside established professional occupiers including solicitors, banks, and office users. The location is particularly with commuters, with Brighton Railway Station just a short five-minute walk away, providing excellent connectivity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	796	73.95
Ground	595	55.28
1st	801	74.42
2nd	796	73.95
3rd	608	56.49
<b>Total</b>	<b>3,596</b>	<b>334.09</b>

## Viewings

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

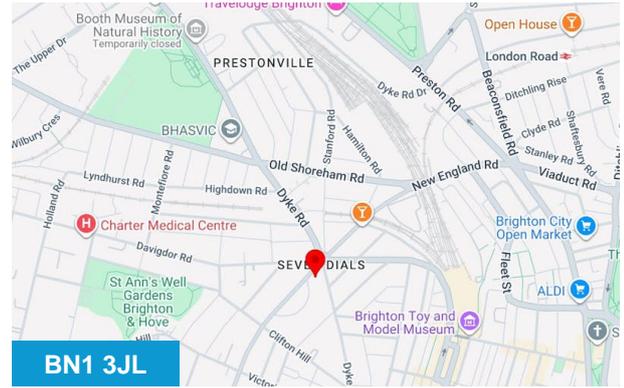
## Terms

Available by way of a new Full Repairing and Insuring (FRI) lease.

## 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



## Viewing & Further Information



**Oliver Graves**

01273 701070 | 07435 099764

oli@gravesjenkins.com

will be payable where electronic identity searches are carried out.











**NOTES**

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**KEY:**

- FCH 2.85 Ceiling Height
- F-C 0.78 Window - Floor to Cill
- C-H 0.95 Window - Cill to Head
- DH 2.02 Door Height
- BH 2.38 Beam Height
- [Symbol] Radiator
- [Symbol] FFL First Flr Finish Floor Level

REV	DATE	BY	AMENDMENT

**SURVEY**

specialist land and building surveyors

THE DESIGN STUDIO  
54 HIGH STREET, STYRING  
WEST SUSSEX BN44 3RD

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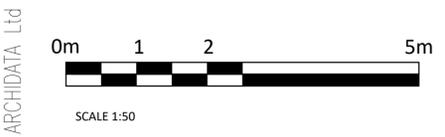
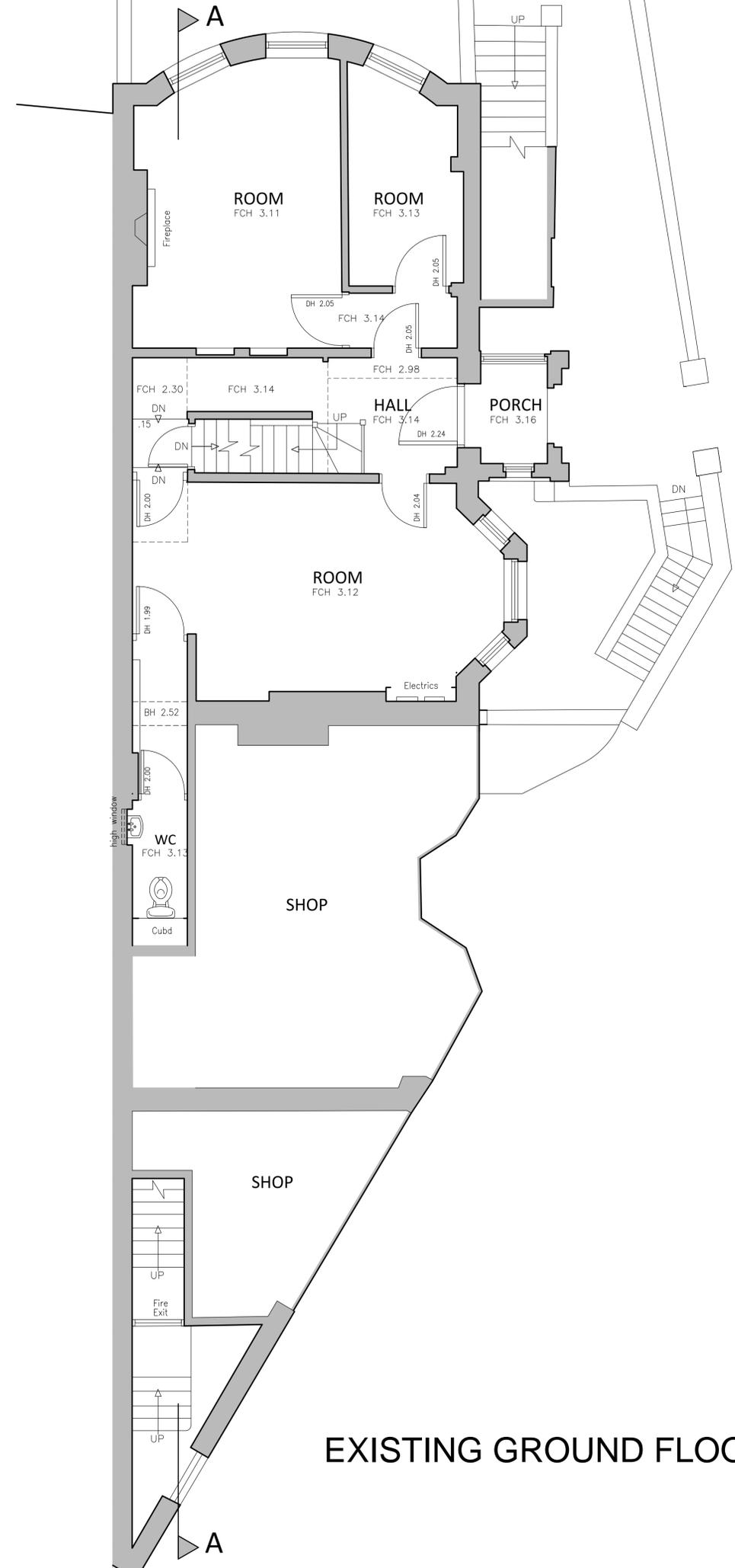
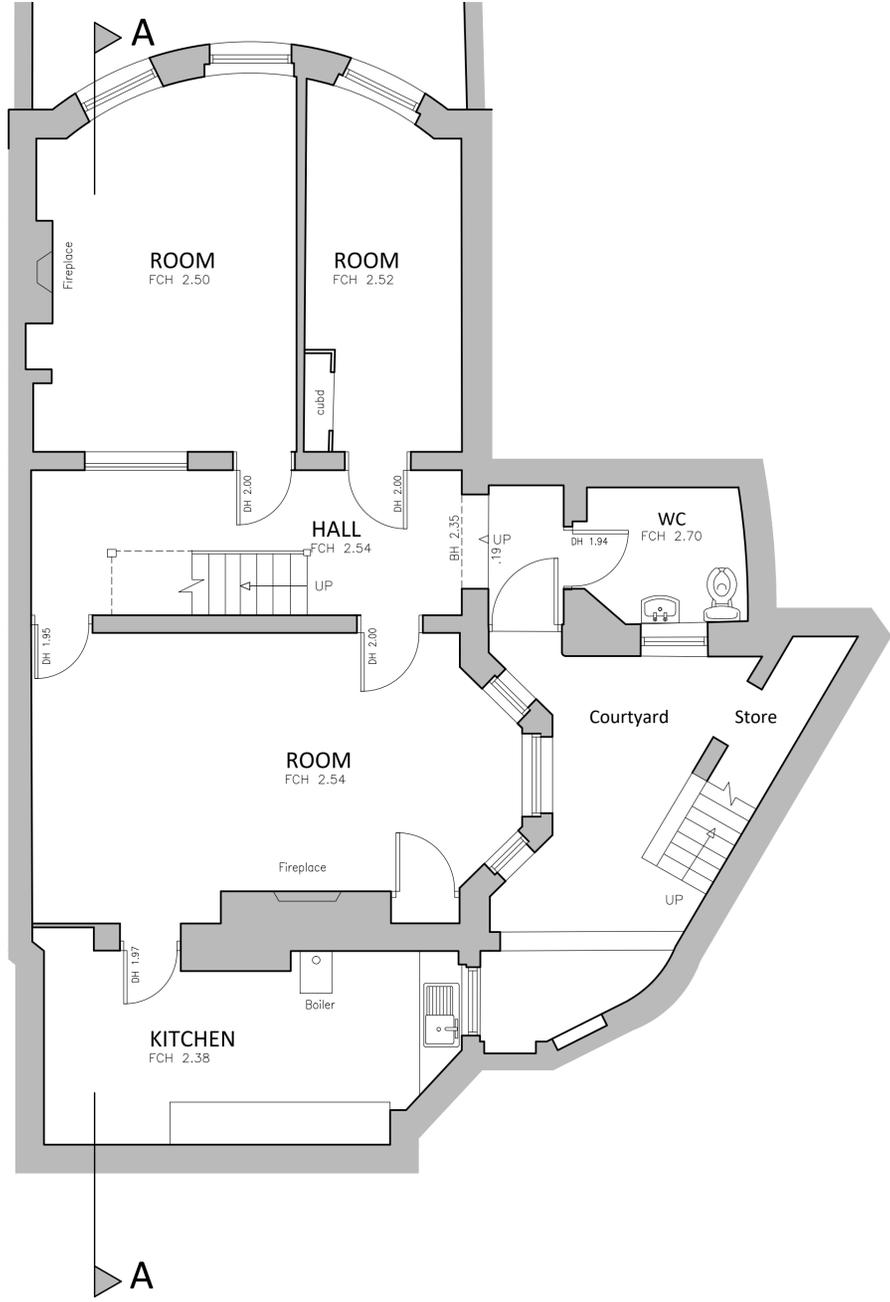
CLIENT  
Empire Commercial Construction

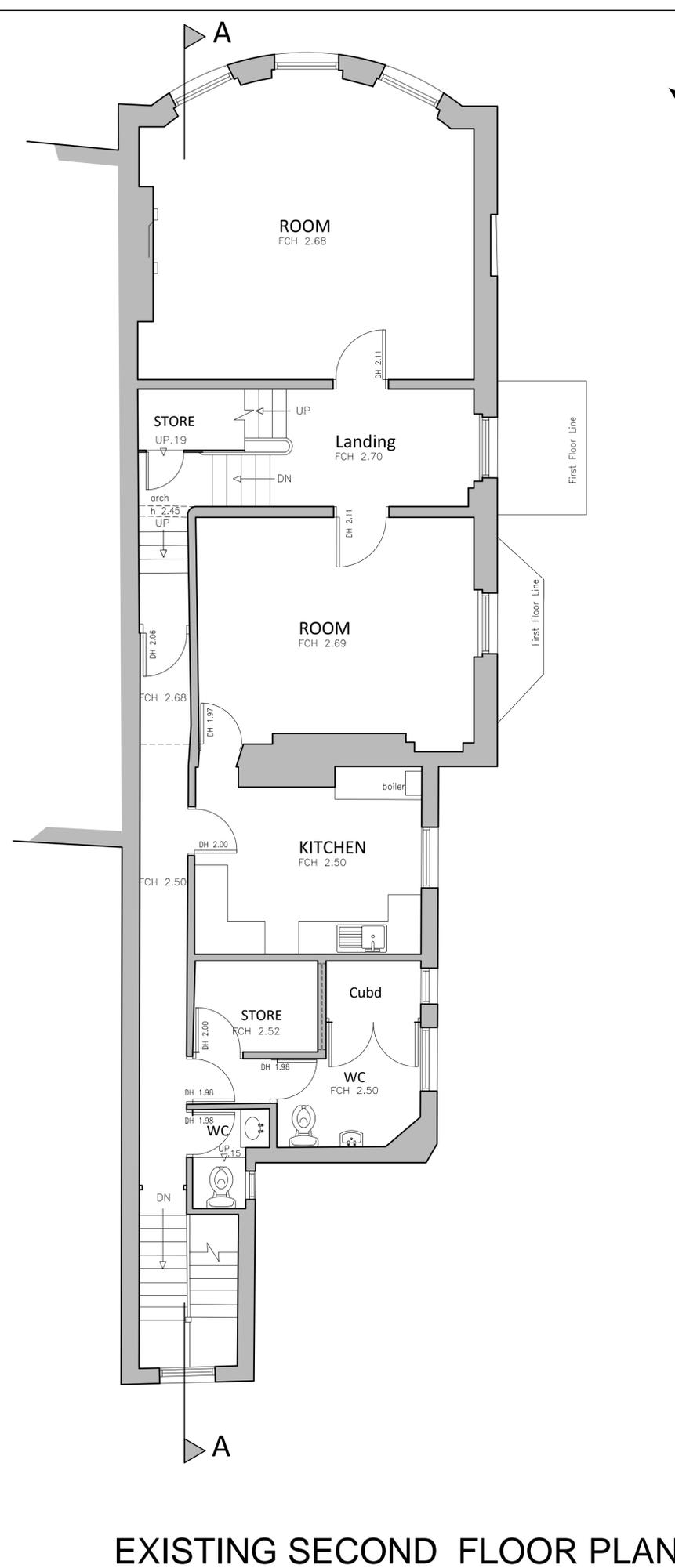
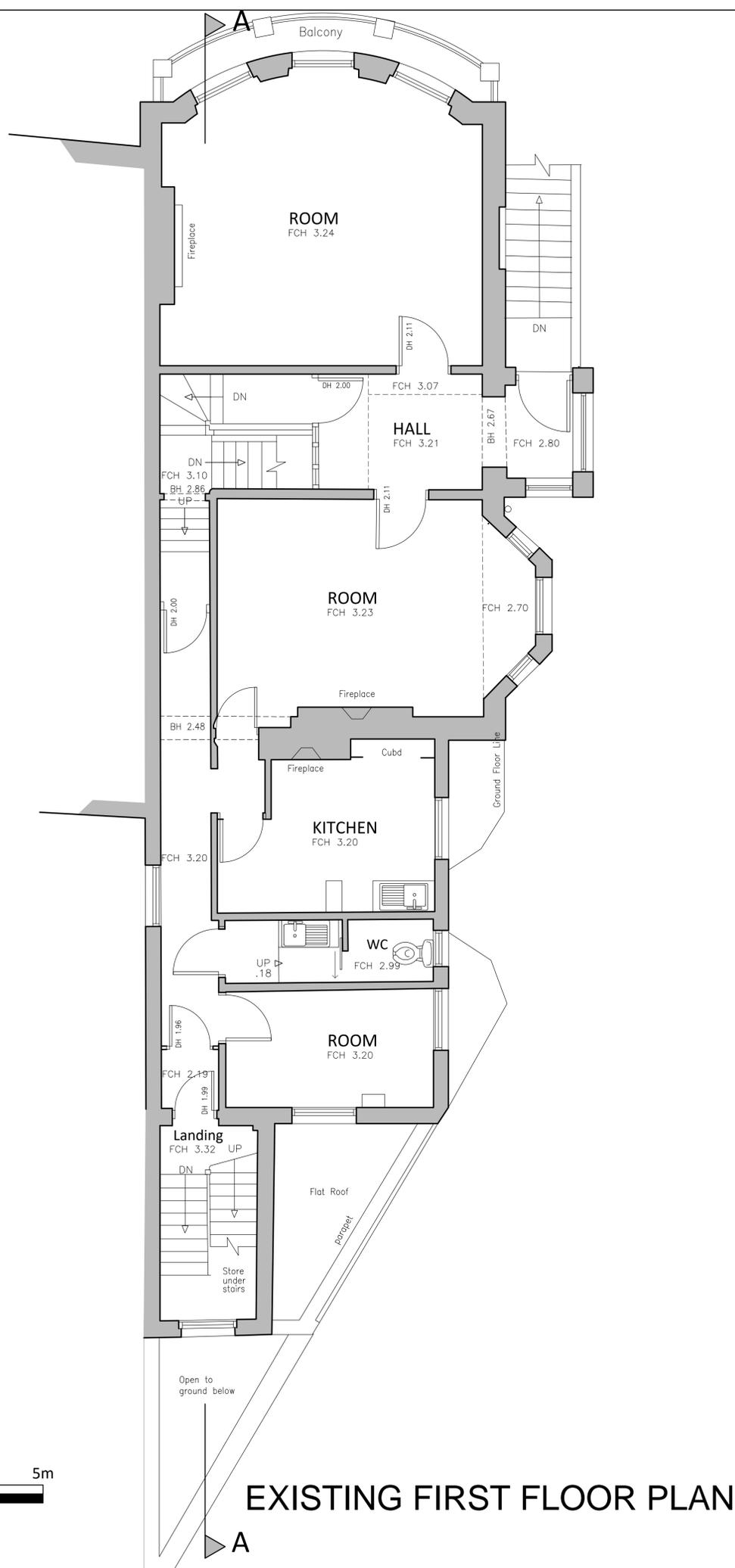
JOB TITLE  
38 Montpelier Crescent  
Brighton  
BN1 3JL

DRAWING TITLE  
Existing Plans

DATE	SCALE-A1 SHEET	DRAWN BY
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- F-C 0.78 Window - Floor to Cill
- C-H 0.95 Window - Cill to Head
- DH 2.02 Door Height
- BH 2.38 Beam Height
-  Radiator
-  FFL First Flr Finish Floor Level

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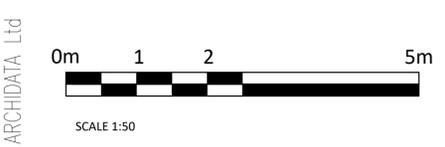
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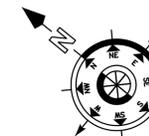
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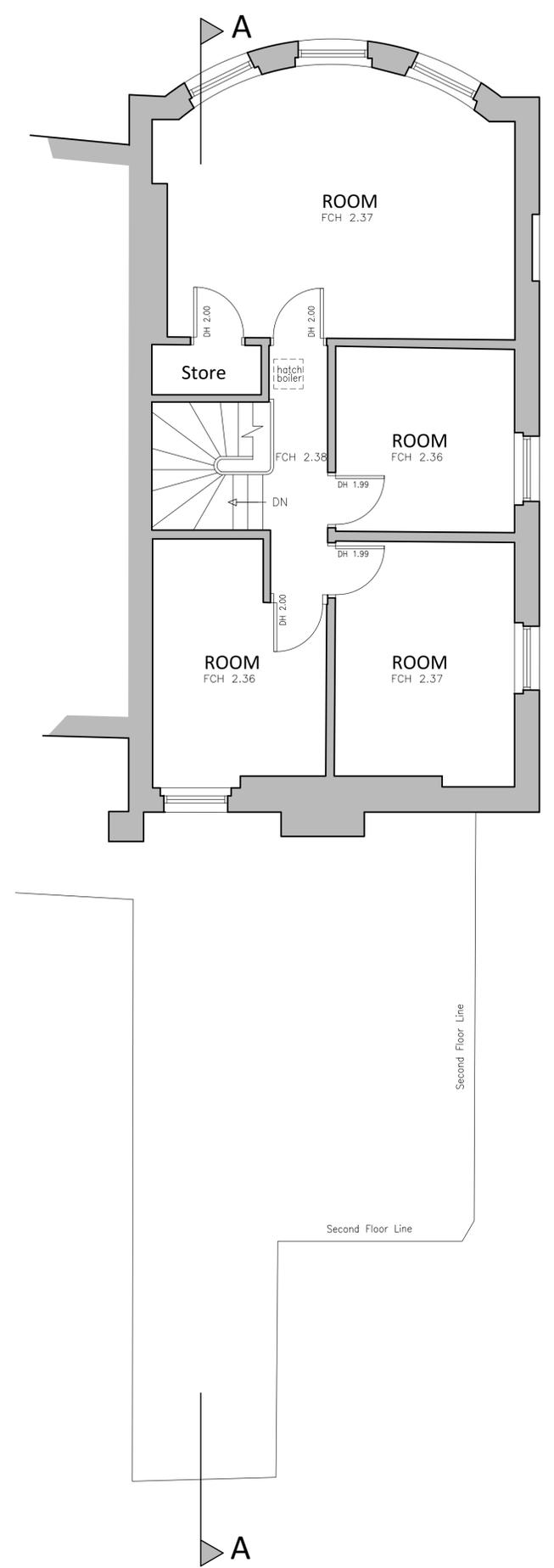
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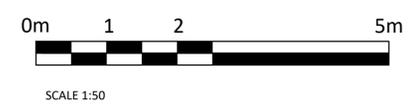
DRAWING TITLE  
**Existing Plan**

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## EXISTING THIRD FLOOR PLAN



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- FCH 2.85 Ceiling Height
- F-C 0.78 Window - Floor to Cill
- C-H 0.95 Window - Cill to Head
- DH 2.02 Door Height
- BH 2.38 Beam Height
- Rad Radiator
- FFL First Flr Finish Floor Level



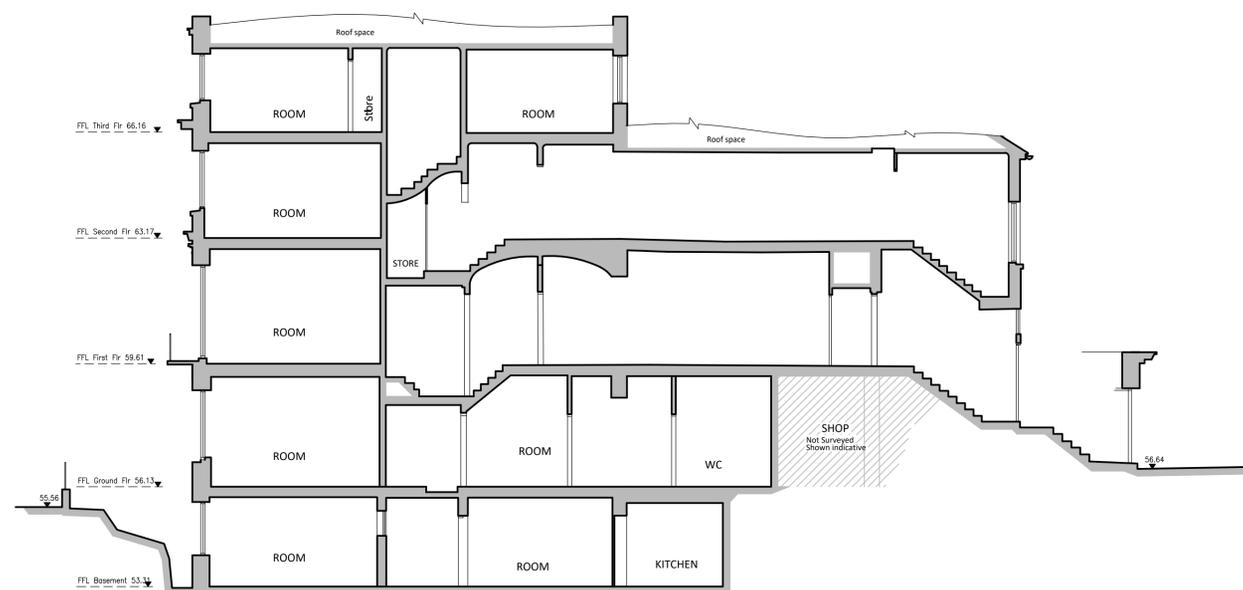
## NORTHEAST ELEVATION



## SOUTHEAST ELEVATION



## NORTHWEST ELEVATION



## SECTION A-A

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# SURVEY

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DRAWING TITLE  
Existing Elevations & Section

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SCALE 1:100