



## Coach House

26 Marlborough Place, Brighton, BN1 1UB

### To Let: Impressive Professional Period Office Building - City Centre

**1,437 sq ft**  
(133.50 sq m)

- Prime city-centre location overlooking Valley Gardens
- Characterful, self-contained office accommodation with period features
- Available on new lease terms and ready for immediate occupation
- Close proximity to Brighton Station and North Laine amenities

# Coach House, 26 Marlborough Place, Brighton, BN1 1UB

## Summary

Available Size	1,437 sq ft
Rent	£37,500 per annum exclusive
Rateable Value	£27,000 from 1 April 2026
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (92)

## Description

Recently refurbished and ready for immediate occupation, the building benefits from its own private entrance, open-plan and cellular office space, kitchen and WC facilities, and is available on new lease terms.

### Amenities:

- . Phone entry system in place
- . Period features retained throughout
- . Fitted with electric radiators
- . Combination of open-plan and private office areas Energy-efficient LED spot lighting installed
- . New carpet tiles are scheduled for installation throughout Full internal and external redecoration scheduled Multiple WC facilities
- . Recently refurbished gallery-style kitchen
- . Excellent natural light throughout all office areas

## Location

Coach House, 26 Marlborough Place, Brighton, is a centrally located office property, offering businesses a distinctive and well-connected city base. Formerly the headquarters of the Sussex Law Society, the building combines historical significance with modern professional appeal.

Positioned within the recently enhanced Valley Gardens scheme, the area enjoys improved pedestrian access and an attractive streetscape. Brighton Mainline Station is just 0.5 miles away, providing fast rail services to London Victoria and London Bridge, while the nearby A23 and A27 offer strong road links to Gatwick and beyond.

Located moments from the vibrant North Laine district, the property is surrounded by independent retailers, cafés, and creative businesses. Nearby amenities include Bills, Franco Manca and Cote Brasserie, with the Royal Pavilion, Brighton Dome, Theatre Royal, and the seafront all within easy reach.

Coach House offers a rare blend of character, connectivity and convenience, an ideal choice for modern professional occupiers.

## Accommodation

A distinctive three-storey self-contained office building arranged over ground, first and second floors, formerly the headquarters of the Sussex Law Society. The property offers well-presented, self-contained office accommodation with period features and excellent natural light throughout.

Name	sq ft	sq m
Ground	355	32.98
1st	517	48.03
2nd	565	52.49
<b>Total</b>	<b>1,437</b>	<b>133.50</b>

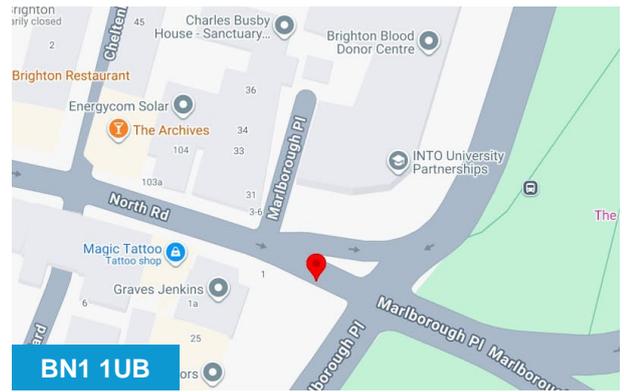
## Viewings

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

## Terms

Available on a Full Repairing and Insuring (FRI) lease, with terms to be agreed.

## Anti-Money Laundering



## Viewing & Further Information



### Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com

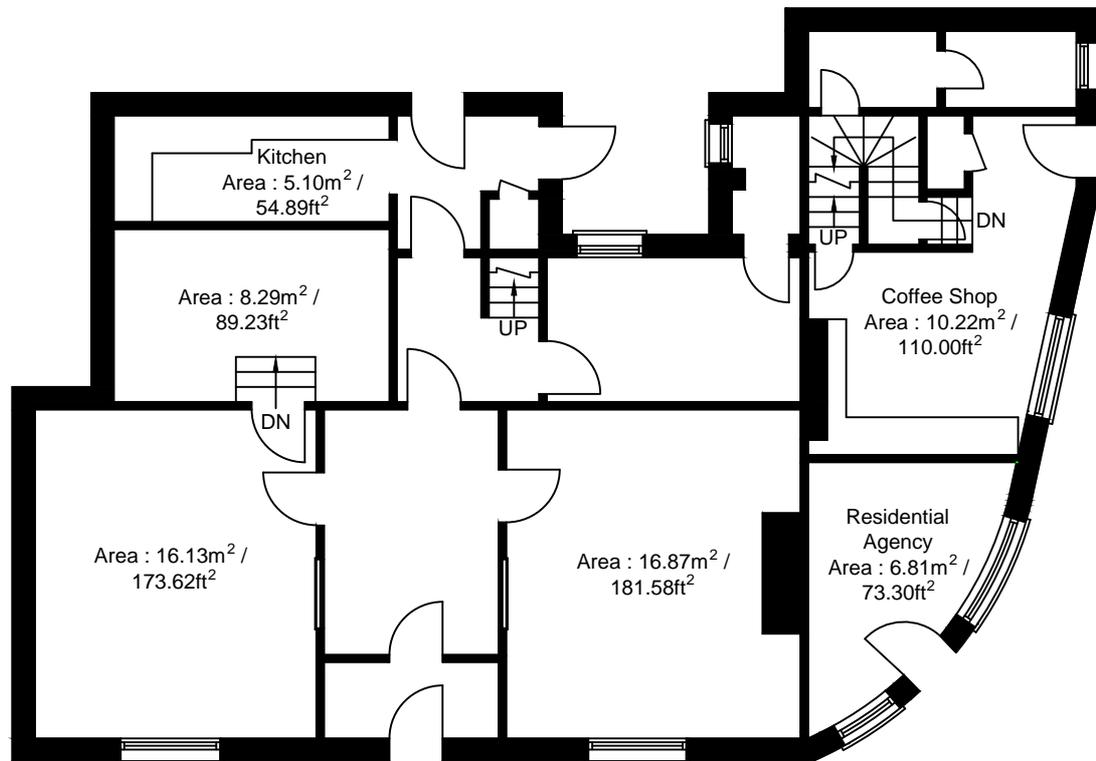
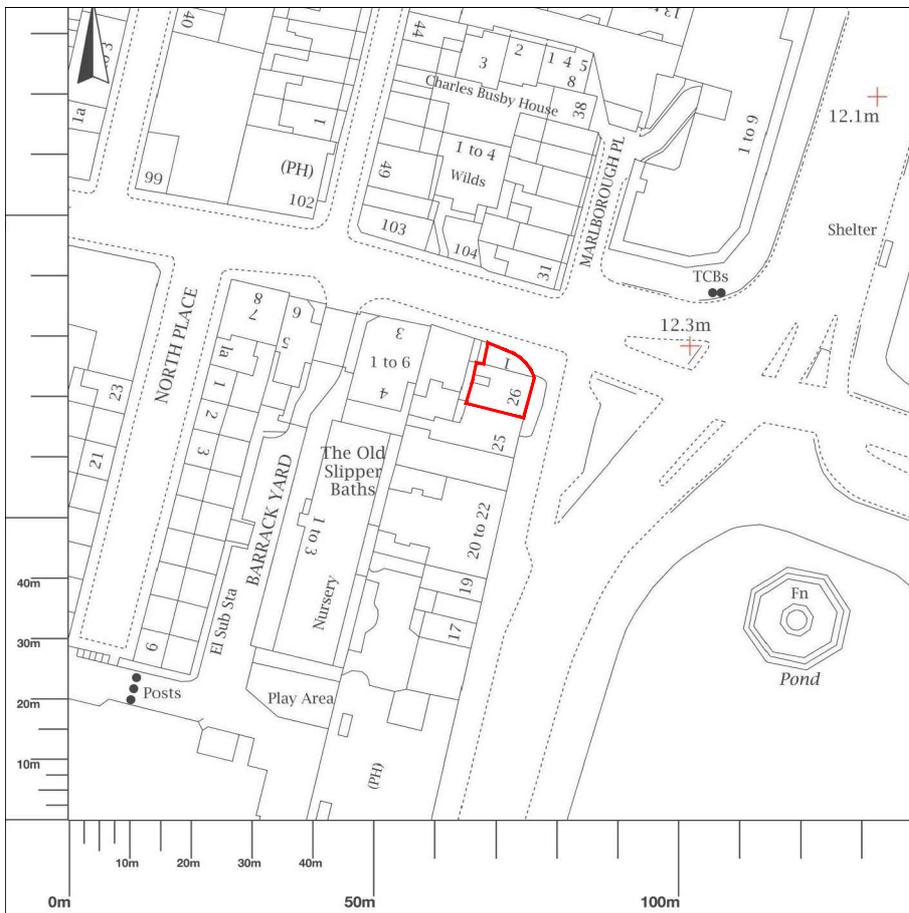
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.



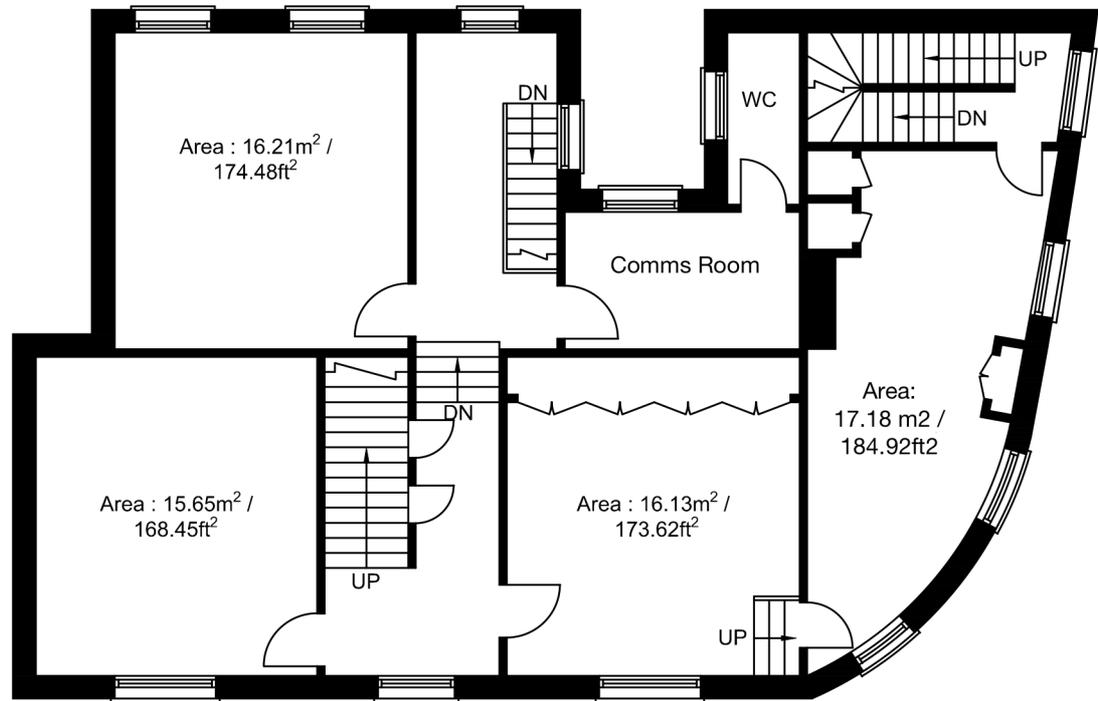
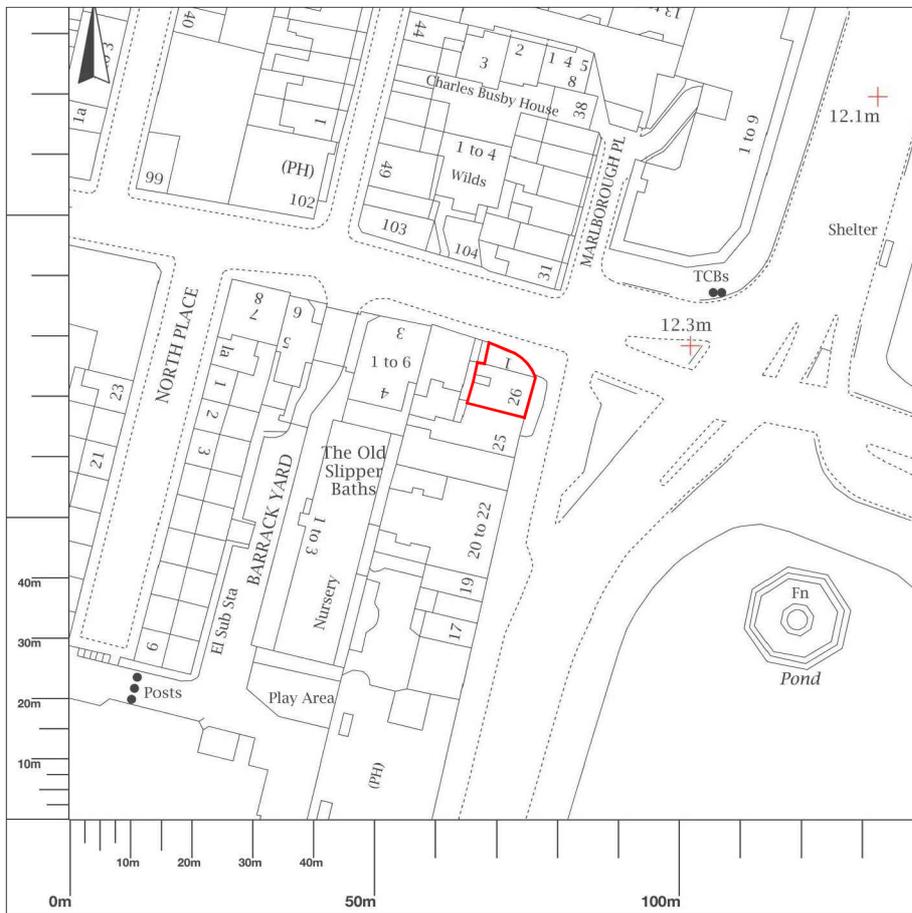




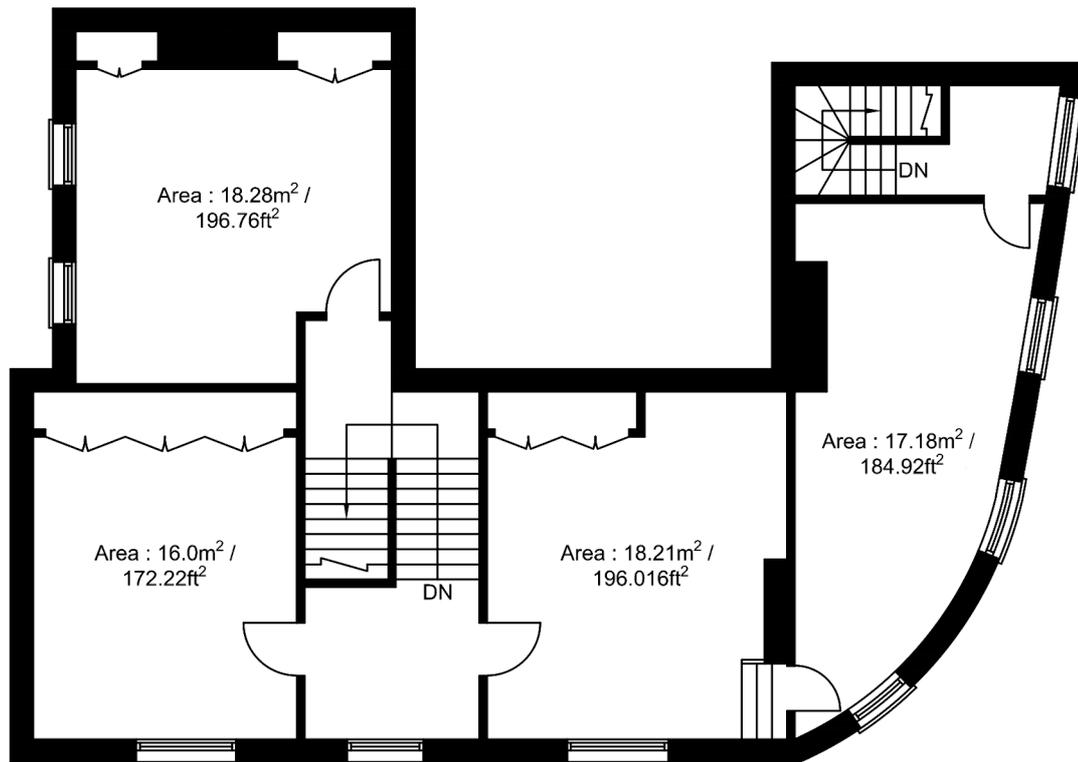
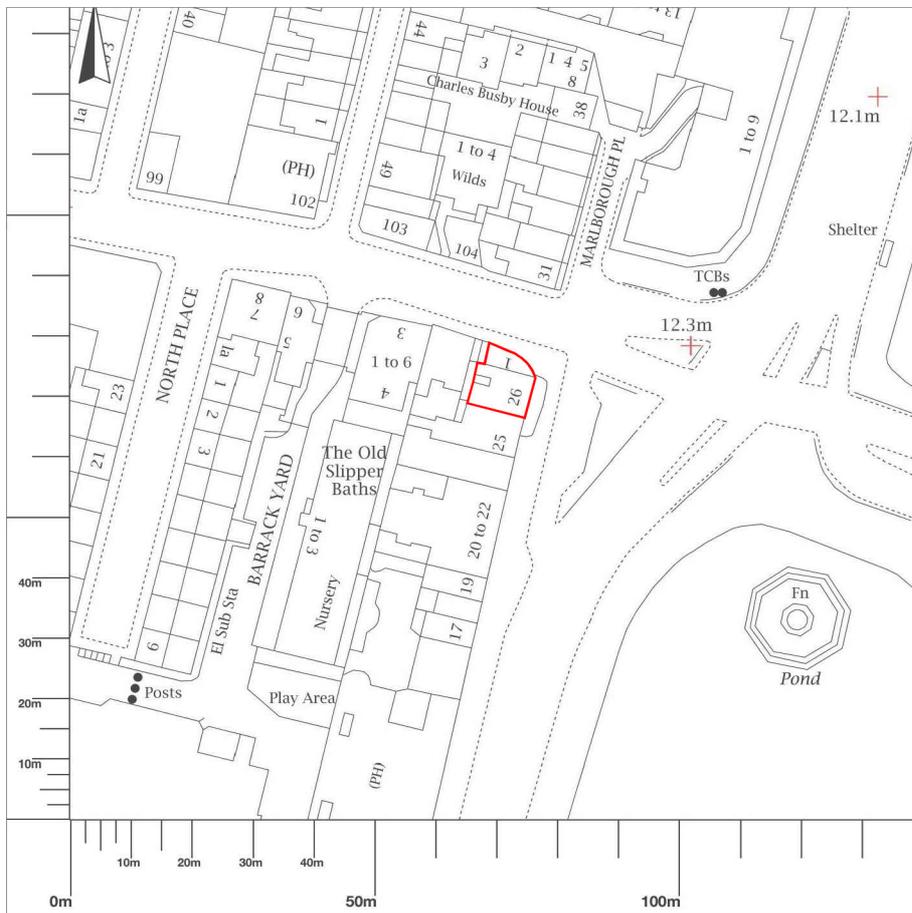


Ground Floor

<p><b>GDIMPACT</b></p>	<p>26 Marlborough Place, Brighton, BN1 1UB</p>	<p>Scale in Meters</p>		<p>LEASE PLAN</p>	<p>PRINT AT A4</p>
		<p>0 1 2 3 4 5</p> <p>0 1 2 3 4 5</p> <p>Print Guide: when printed the line below will measure 5cm</p>		<p>PLAN DRAWN: JUNE, 2019</p>	<p>SCALE -1:100</p>



First Floor



Second Floor