



44-46 Old Steine

Third Floor, Brighton, BN1 1NH

To Let: Contemporary Third Floor Office with Old Steine Garden Views

1,733 sq ft
(161 sq m)

- Prominent third floor office suite within an attractive period building
- Bright open plan accommodation with views over Old Steine Gardens
- Modern office specification including contemporary finishes and glazed meeting rooms
- Central Brighton location close to seafront, amenities and transport links

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Summary

Available Size	1,733 sq ft
Rent	£19.50 per sq ft exclusive
Rateable Value	£30,500 from April 2026
Service Charge	Further information available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (51)

Description

Situated within an attractive period building with a distinctive black mosaic tiled façade, this well-presented third-floor office suite provides bright, contemporary accommodation overlooking the landscaped Old Steine Gardens.

The accommodation is arranged predominantly in an open plan format, complemented by glazed partitioned meeting rooms, creating a flexible and professional working environment suitable for a range of office occupiers.

The premises are available for immediate occupation and further benefit from a highly sought-after allocated parking space positioned directly outside the building, a rare advantage in this central Brighton location.

Location

Prominently positioned on the south side of Old Steine in the heart of Brighton, the property enjoys immediate access to key city landmarks including Brighton Seafront, The Lanes, Palace Pier and the British Airways i360. The location sits at the junction of the A23 and A259, providing excellent road connectivity, and is within close proximity to the Pool Valley National Express coach station.

Brighton railway station is approximately a 15-minute walk away, offering direct services to London Victoria in under an hour. Old Steine is a well-established commercial and professional location, surrounded by prominent seafront hotels and a wide range of amenities, making it an attractive and well-connected office environment.

Specification

- Modern open plan office layout
- Contemporary tiled flooring throughout
- Double-glazed windows provide excellent natural light
- Suspended ceilings with integrated LED lighting
- Separate male and female WC facilities
- Perimeter trunking for data and telecommunications cabling
- Secure entry phone access system
- High quality fitted kitchenette
- Glazed partitioned meeting rooms
- Intruder alarm system
- Gas-fired central heating

This well-appointed office suite is ideally suited to a range of professional occupiers seeking high-quality accommodation in a central Brighton location.

Viewings

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

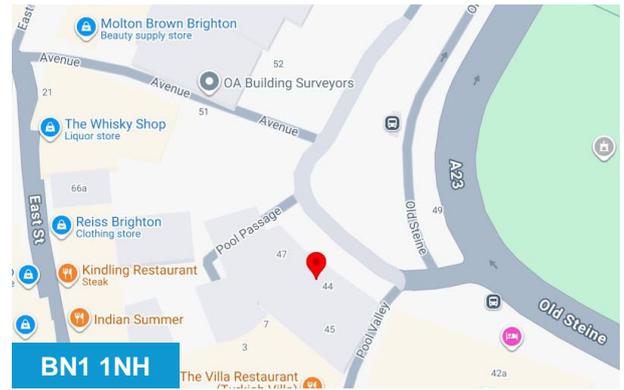
Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

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.



Viewing & Further Information



Oliver Graves

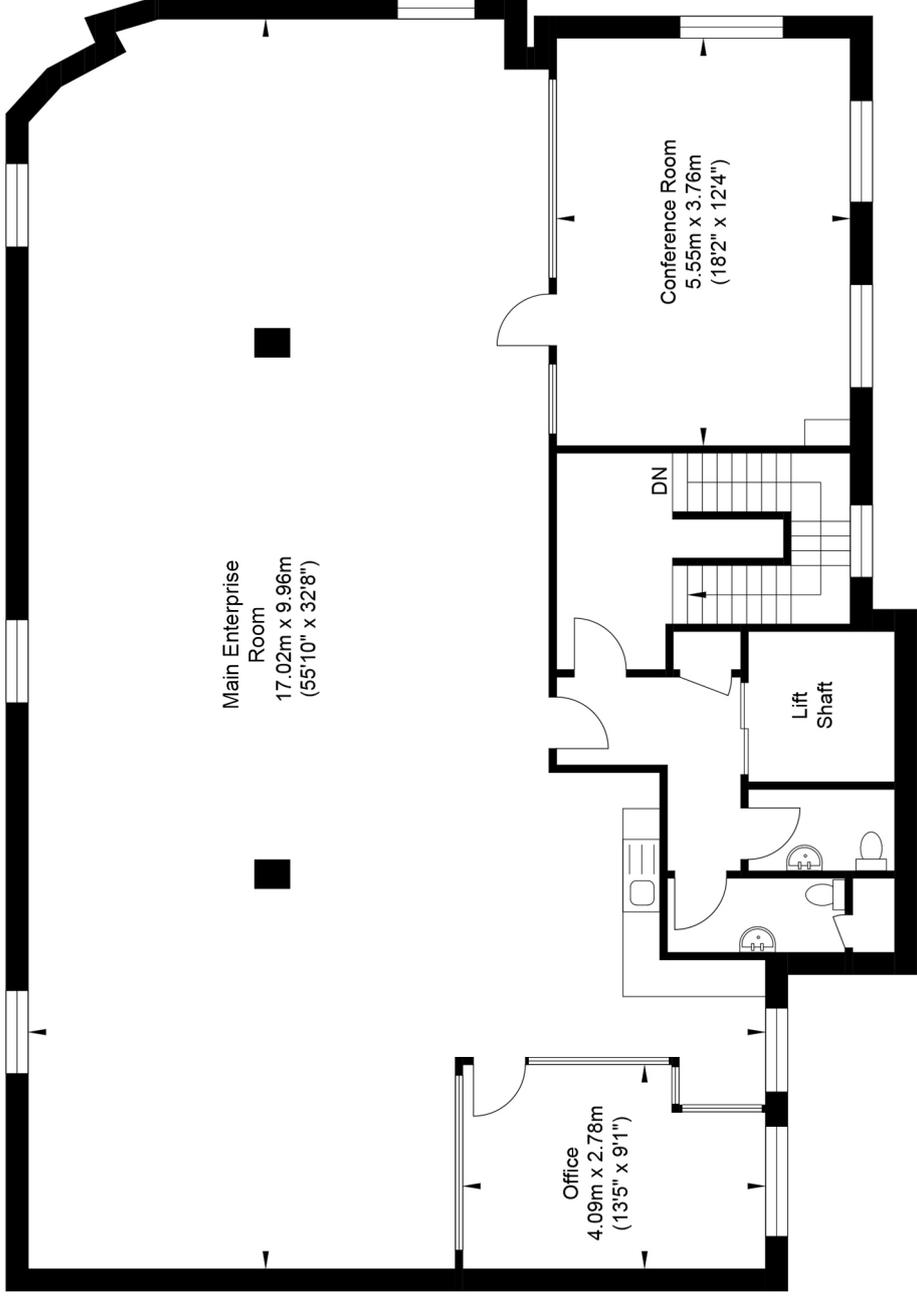
01273 701070 | 07435 099764

oli@gravesjenkins.com





Old Steine



Main Enterprise Room
17.02m x 9.96m
(55'10" x 32'8")

Office
4.09m x 2.78m
(13'5" x 9'1")

Conference Room
5.55m x 3.76m
(18'2" x 12'4")

Lift Shaft

DN



Third Floor
Approximate Floor Area
1981.20 sq ft
(184.06 sq m)

Approximate Gross Internal Area = 184.06 sq m / 1981.20 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.