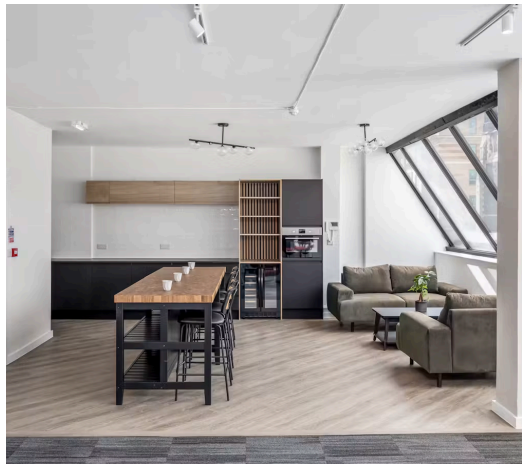
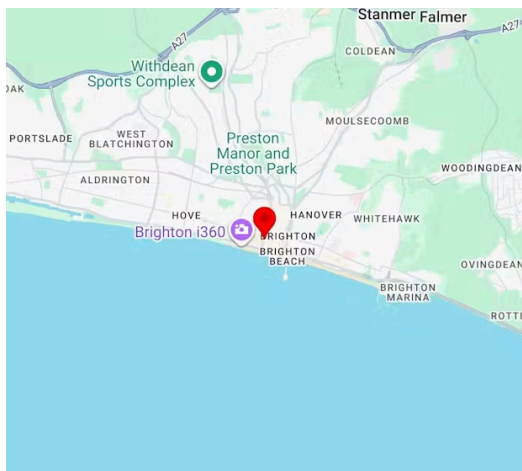




59 West Street, Brighton, BN1 2RA

Office To Let | £48,828 - £200,748 per annum exclusive of rates VAT, service charge & all other outgoings. | 1,878 to 7,721 sq ft

HI QUALITY NEWLY REFURBSIHED OFFICES TO LET IN CENTRAL BRIGHTON- £26 PSF EXCLUSIVE



Description

Comprising 4 floors of newly refurbished city centre, bright office space. With dual aspect windows the offices benefit from good natural light. The building has had new windows throughout, a new 12 person lift & also benefits from multiple WC's on each floor, shower facilities, air source heat pumps with heating and cooling and a Paxton video intercom access system. There is also cycle storage for commuters with both conventional & electric bikes. In addition there is also a communal roof terrace that could be used for Yoga, outdoor Cinema, team building & network events subject to availability. EPC rated A & B.

Location

The property enjoys a brilliant location is situated on the eastern side of West Street in central Brighton conveniently located between Brighton Station, The Seafront, The Lanes & Churchill Square Shopping Centre (1600 space car park). Nearby occupiers include Flat Iron, The Ivy & Ivy Asia, Nando's ITSU, Burnt Orange, Crazy Goose & Boots, whilst the recently renovated Hippodrome is located a few hundred yards away in Middle Street

Accommodation

Name	sq ft	sq m	Rent (sq ft)
1st	1,946	180.79	£26
2nd	1,962	182.28	£26
3rd	1,935	179.77	£26
4th	1,878	174.47	£26
Total	7,721	717.31	£26

Terms

Available on new effective full repairing & insuring leases by way of service charge for a term of at least 5 years at a rent of £26 per sq ft exclusive. Floors are available either as a whole or individually.

Summary

- Rent: £48,828 - £200,748 per annum exclusive of rates VAT, service charge & all other outgoings.
- Business rates: TBA
- Service charge: A service charge will be payable based on a fair proportion of expenditure to the building. As the building has been recently renovated there is no service charge budget in place yet but it anticipated the service charge will be at a low level.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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01273 672999 | 07764 794936
max@eightfold.agency

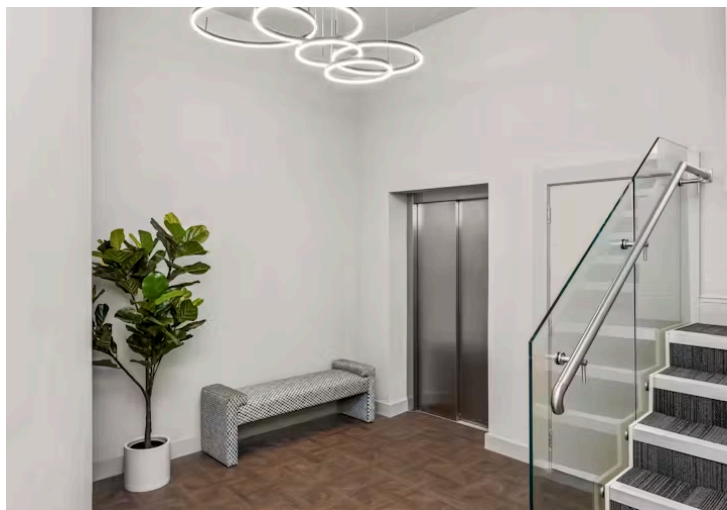
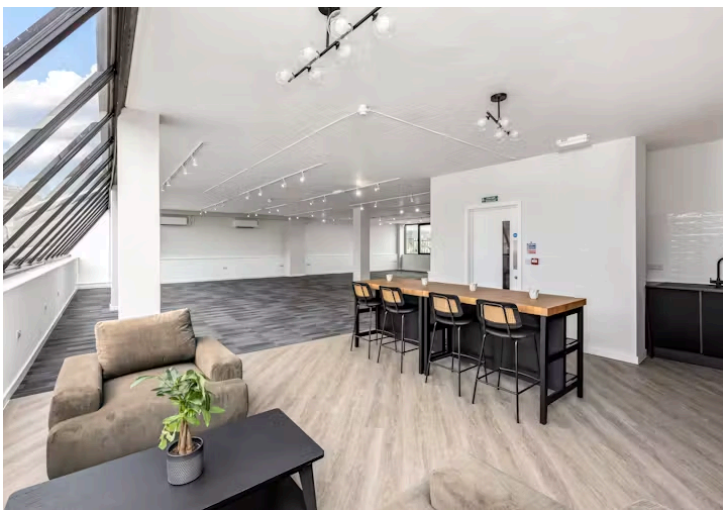
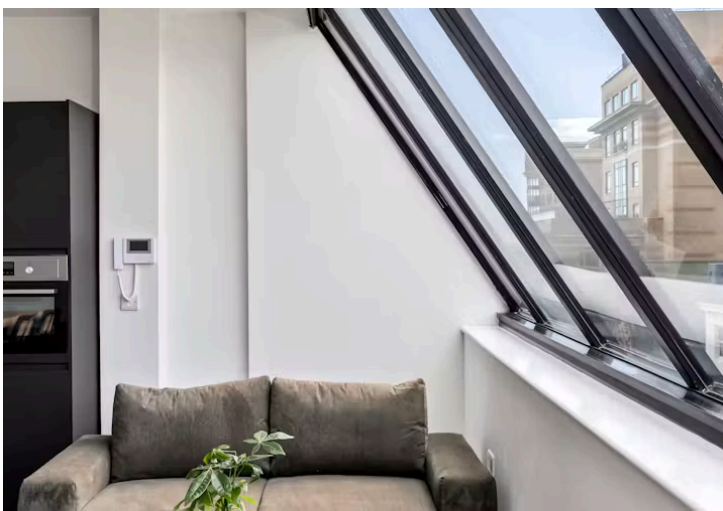
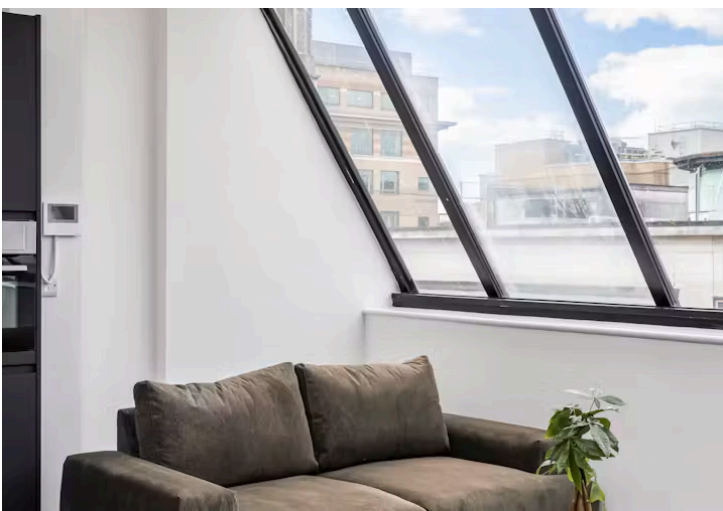
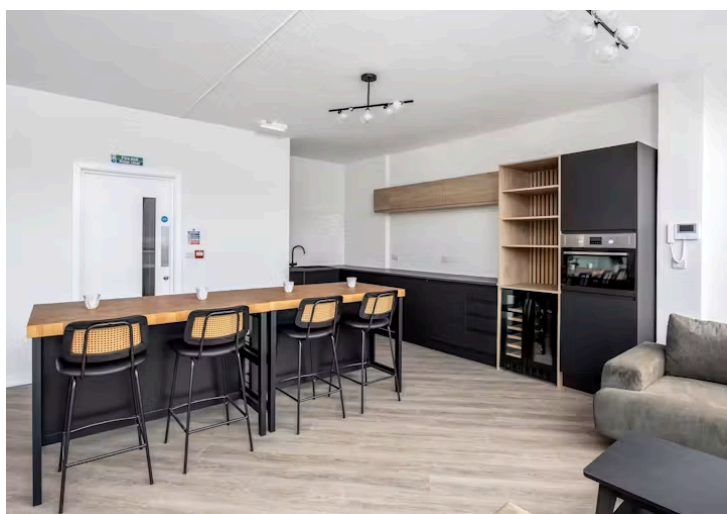


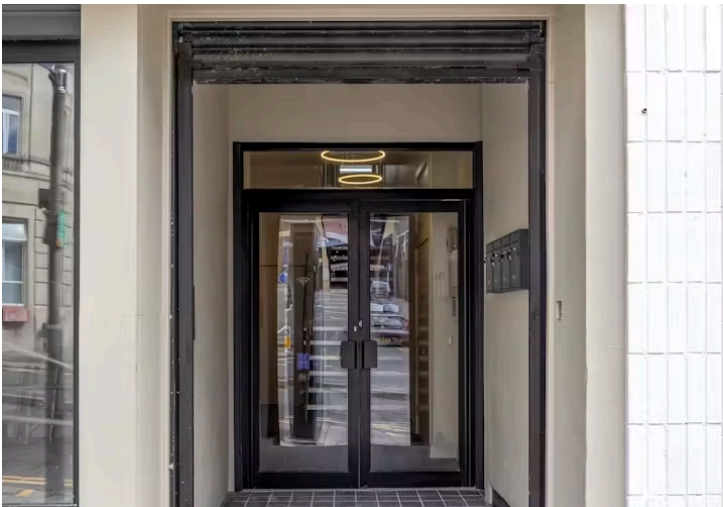
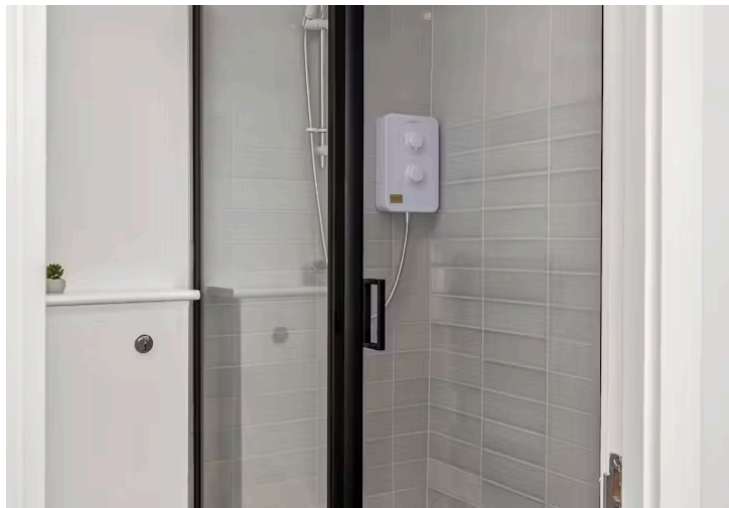
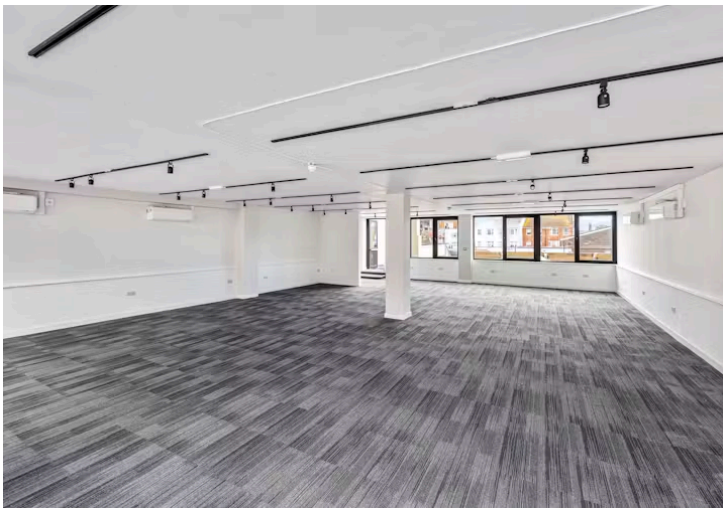
Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

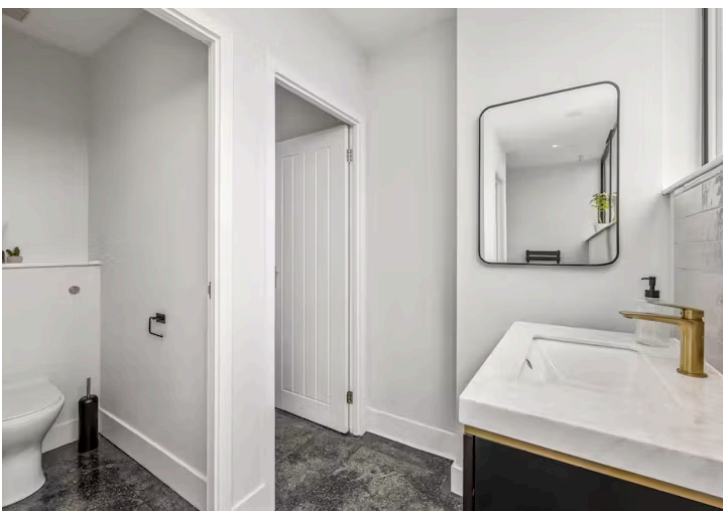


Emma Ormiston (SHW)
01273 876200 | 07947
373568
eormiston@shw.co.uk

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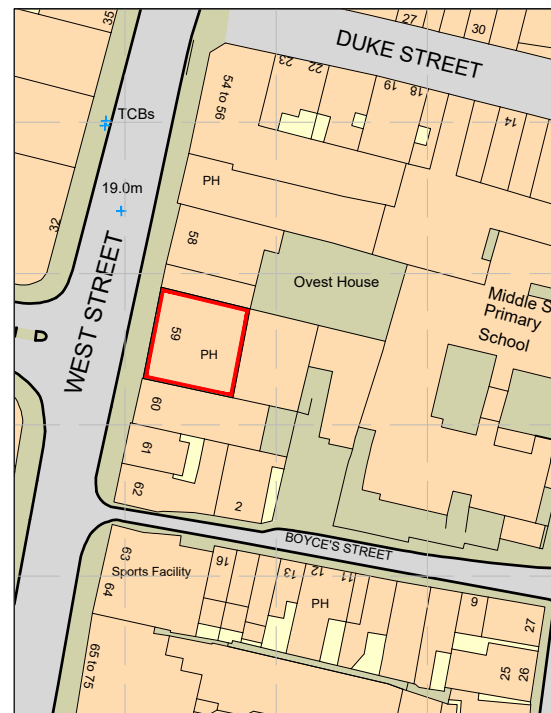






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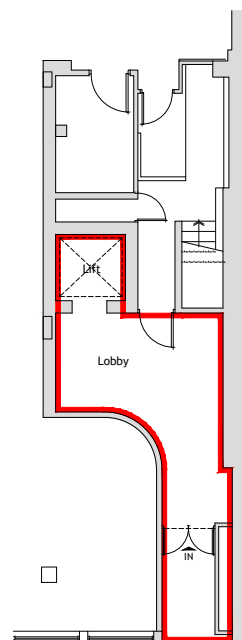
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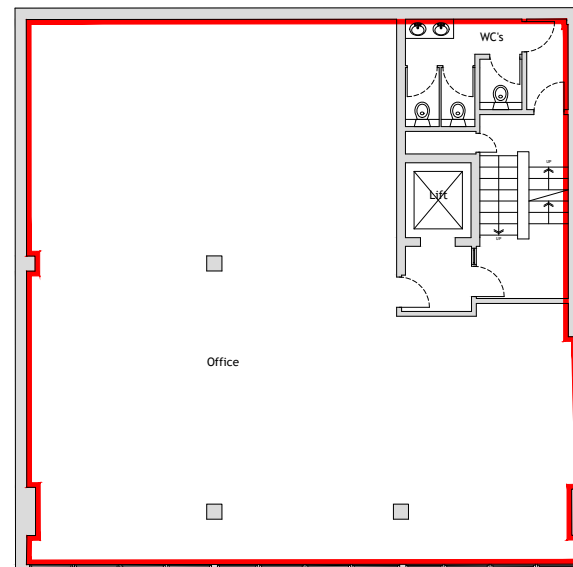
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Scale in Metres 1:1250

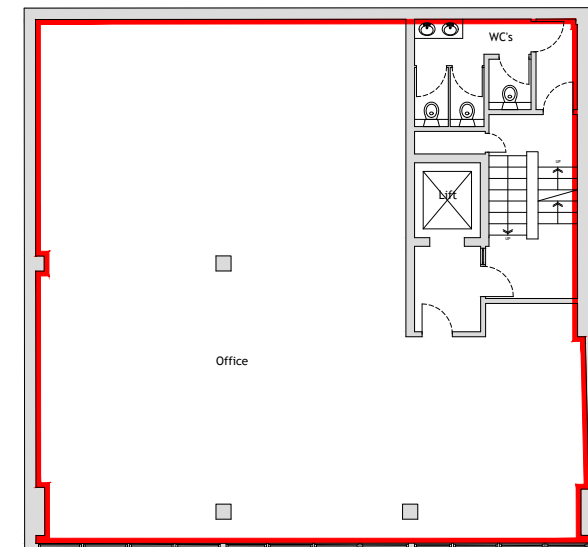
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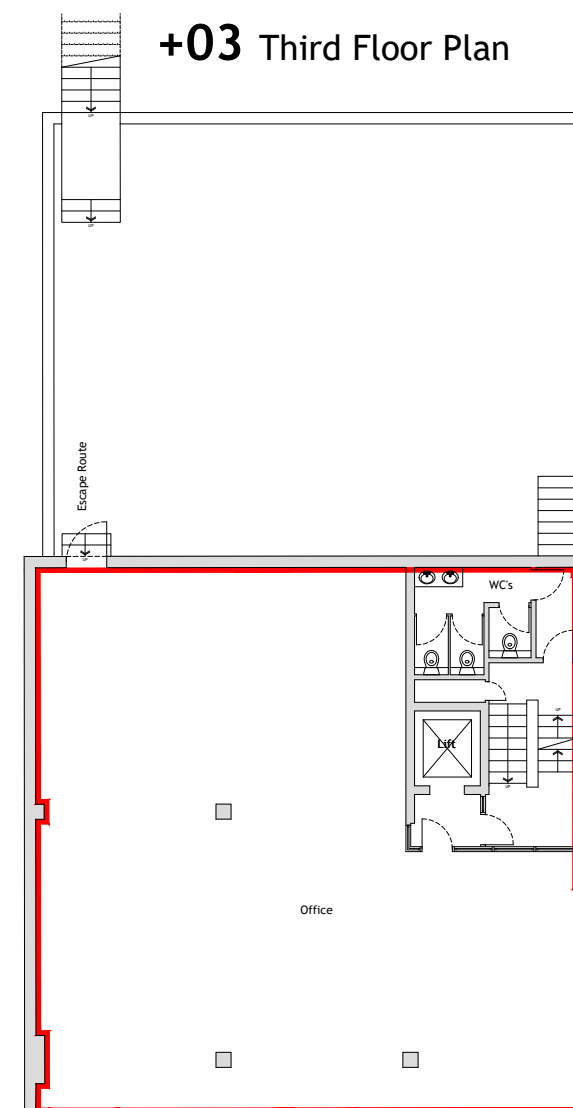
+00 Ground Floor Plan



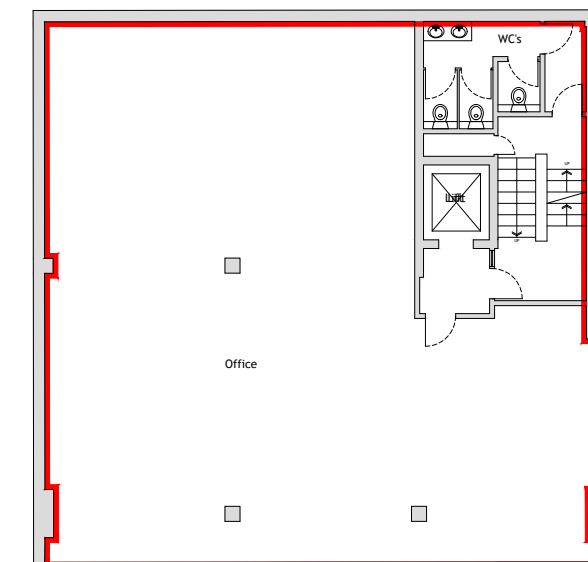
+03 Third Floor Plan



+04 Fourth Floor Plan



+01 First Floor Plan



+02 Second Floor Plan

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Scale in Metres 1:200

0 1 2 3 4 5 10

Lease Plan



59 West St
Brighton
BN1 2RA

Site Address

Client Name

Matsim Properties

drg. no. 26-B044-111
revision. A
date June 2026
scale as shown@A3



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