graves jenkins
PROPERTY PEOPLE

To Let

41 New England Street

Pullman Haul, Brighton, BN1 4GQ

To Let: Modern Self-Contained Office Headquarters Adjacent to Brighton Station

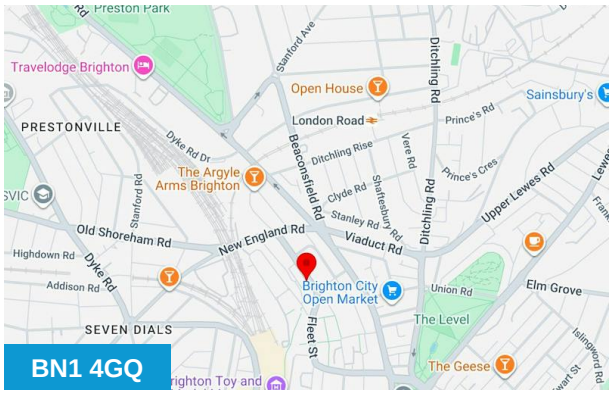
2,480 sq ft
(230.40 sq m)

- High-Quality Fitted Office Accommodation
- Self-Contained Premises with Flexible Open-Plan Layout
- Air Conditioning Throughout
- Prime New England Quarter Location Adjacent to Brighton Station

41 New England Street, Pullman Haul, Brighton, BN1 4GQ

Summary

Available Size	2,480 sq ft
Rent	£62,000 per annum
Rates Payable	£19,224 per annum Subject to any reliefs, exemptions or transitional arrangements that may apply. Interested parties are advised to make their own enquiries with the local rating authority.
Rateable Value	£44,500
Service Charge	£3.11 per sq ft Subject to annual reconciliation and review. Further details and a service charge budget are available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)



Description

The premises comprise a modern self-contained ground floor office extending to approximately 2,480 sq ft, forming part of the award-winning One Brighton development in the heart of the New England Quarter.

The accommodation is predominantly open plan and benefits from excellent natural light throughout, together with a private meeting room, fully fitted kitchen, internal storage room, dedicated electrical switch room, and male and female DDA-compliant WC facilities. The layout offers flexibility for a wide range of occupiers and can be readily adapted to suit individual operational requirements.

Benefiting from two separate entrances accessed directly from New England Street, the office provides excellent accessibility together with a strong corporate presence within one of Brighton's most established business districts.

The property is available either to let on a new lease or by way of a sale of the existing long leasehold interest. As such, the opportunity is considered well-suited to owner-occupiers seeking to acquire their own premises, investors seeking a well-located commercial asset, or occupiers requiring high-quality self-contained office accommodation close to Brighton Railway Station and the city centre.

The property is considered suitable for a variety of professional, technology, creative, educational, healthcare and business service occupiers seeking a prominent and well-connected base within one of Brighton's most established commercial locations.

Location

The property occupies a prominent position within the award-winning One Brighton development, at the heart of Brighton's established New England Quarter business district. The area has become one of the city's principal office locations, attracting a diverse mix of professional, creative, technology, education and public sector occupiers.

Brighton Railway Station is situated within a short walk, providing regular direct services to London Victoria, London Bridge, Gatwick Airport and destinations throughout the South East, making the property particularly attractive to businesses

Viewing & Further Information

Oliver Graves
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with regional and national connectivity requirements.

The surrounding area benefits from a strong concentration of office accommodation and commercial occupiers, including The Brinell Building, Trafalgar Place, Runway East Brighton, Plus X Innovation and Leonardo Hotel. The nearby University of Brighton, Brighton Open Market and North Laine district further enhance the location, providing a wide range of cafés, restaurants, retail and leisure amenities within easy walking distance.

The combination of excellent transport links, high-quality surrounding amenities and a thriving business community makes the location one of Brighton's most sought-after destinations for office occupiers.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Office	2,480	230.40
Total		**2,480**	**230.40**

Specification

The premises benefit from the following specifications and amenities:

- Self-contained ground-floor office suite
- Dual access points providing operational flexibility
- DDA-compliant main entrance
- Excellent natural light from extensive glazed frontages and rear skylight
- Air conditioning system providing both heating and cooling
- Suspended ceilings incorporating recessed LED lighting
- Combination of gas-fired central heating and supplementary electric heating
- Modern fitted kitchen with integrated Bosch appliances
- Meeting rooms and private offices are currently installed, capable of being reconfigured or removed to create open-plan accommodation
- Intruder alarm system
- 24-hour CCTV coverage
- High-quality powder-coated aluminium-framed glazing
- Floor-to-ceiling height of approximately 2.65 metres
- Existing office furniture, including modern desks, is available or removable before occupation
- Suitable for a range of professional office, creative, technology, training and business service occupiers

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

Terms

To Let - The premises are available by way of a new effective Full Repairing and Insuring lease, subject to a service charge contribution, for a term to be agreed.

Rent: £62,000 per annum exclusive, reflecting a rate of £25.00 per sq ft.

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.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/09/2026

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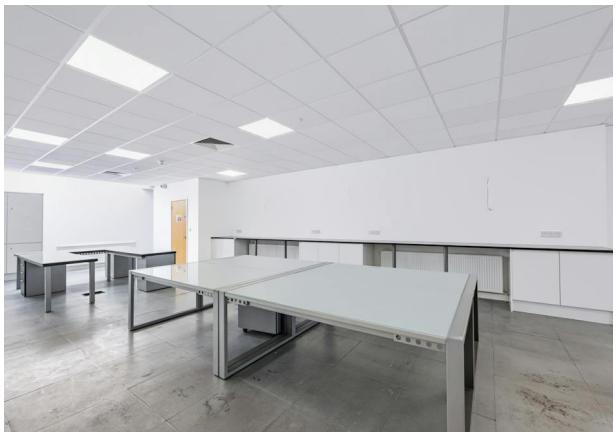


Energy performance certificate (EPC)

41 New England Street New England Quarter BRIGHTON BN1 4GQ	Energy rating **C**	Valid until:	**4 June 2036**
		Certificate number:	**0067-1272-5386-2708-3190**

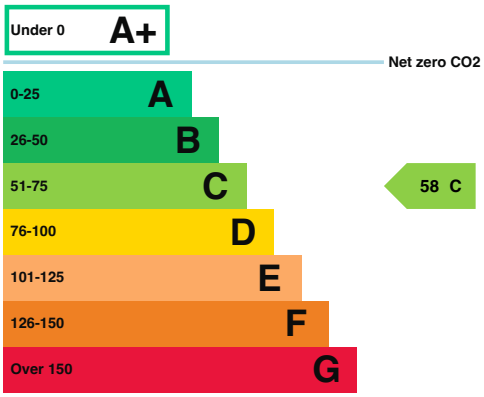
Property type	Offices and Workshop Businesses
Total floor area	254 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

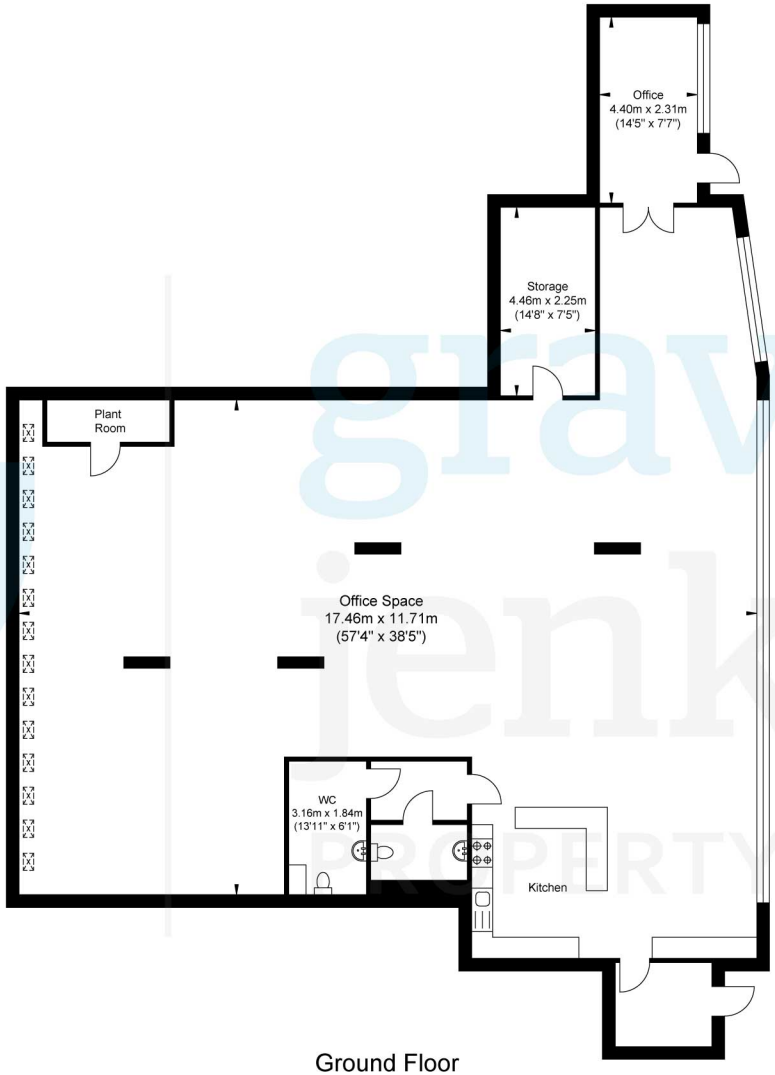
The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	94 D

New England Street



Ground Floor
Approximate Floor Area
2759.00 sq ft
(256.32 sq m)

Approximate Gross Internal Area = 256.32 sq m / 2759.0 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.