



First Floor, Blenheim House, 56 Old Steine

56 Old Steine, Brighton, BN1 1NH

To Let: Character Office Suite with Balcony Overlooking Old Steine Gardens

1,724 sq ft
(160.16 sq m)

- Grade II Listed Landmark Property
- Suitable for Office, Healthcare or Boutique Wellness Operator
- Self-Contained Entrance via Steine Lane
- Available Immediately by way of Lease Assignment or New Lease

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Summary

Available Size	1,724 sq ft
Rent	£32,500 per annum
Rates Payable	£9,288 per annum 1 April 2026 to present.
Rateable Value	£21,500
Service Charge	£5 per sq ft
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An excellent opportunity to lease an office suite within a Grade II listed building, believed to date back to the 18th century. This unit is well presented throughout and offers a professional working environment with a range of attractive period features.

The accommodation benefits from a first-floor balcony overlooking well-maintained gardens, together with a feature fireplace, decorative cornicing and a combination of wooden flooring and fitted carpeting throughout. The combination of character features and practical office space provides an attractive setting for a range of business occupiers.

Available immediately, the property offers a rare opportunity to secure character office accommodation in one of Brighton's most prominent city centre locations.

Location

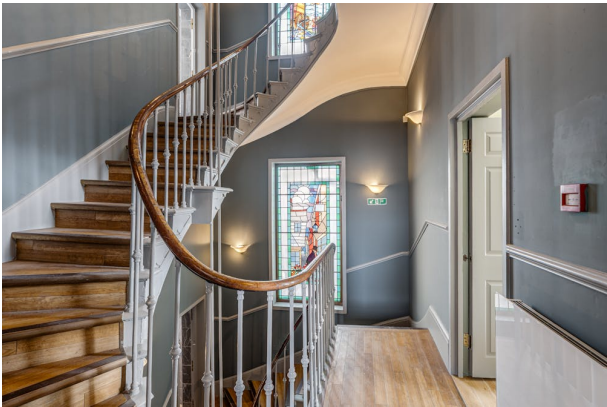
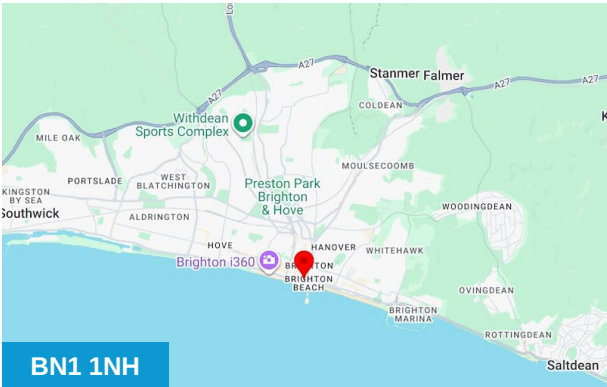
Blenheim House occupies a prime city centre position overlooking the landscaped Old Steine Gardens, ideally situated between the Royal Pavilion and Brighton Palace Pier. The surrounding area offers a vibrant mix of office, leisure, residential, cultural and hospitality uses, within one of Brighton's most recognisable and well-connected locations.

The area is currently benefiting from the final phase of the Valley Gardens regeneration programme, a major public realm project transforming the route between Old Steine and the seafront. The scheme will introduce enhanced pedestrian and cycle connections, widened footways, improved bus facilities, new public spaces, landscaping, tree planting and upgraded lighting, further improving the environment and accessibility for occupiers, visitors and customers.

Positioned on the southern stretch of the A23, Old Steine is a principal gateway into Brighton city centre and a major hub for local and regional bus services. The A259 coast road is moments away, while Brighton Station, The Lanes, North Laine and Churchill Square are all within easy walking distance.

Accommodation

The accommodation comprises the following areas:



Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Name	Building Type	sq ft	sq m
1st	Office	1,393	129.41
Mezzanine	Office	331	30.75
Total		1,724	160.16

Specification

- Perimeter trunking throughout.
- Security system.
- High-speed internet connectivity.
- Excellent levels of natural light.
- Separate kitchen and storage facilities.
- First-floor balcony overlooking Old Steine Gardens.
- Private WC within the demised premises, with additional WC facilities throughout the building.
- Attractive timber flooring with a carpeted mezzanine level.
- Separate side entrance accessed directly from Steine Lane.

Viewings

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

Anti-Money Laundering

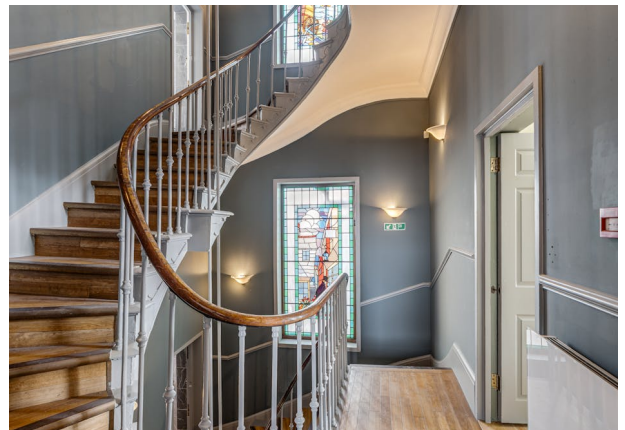
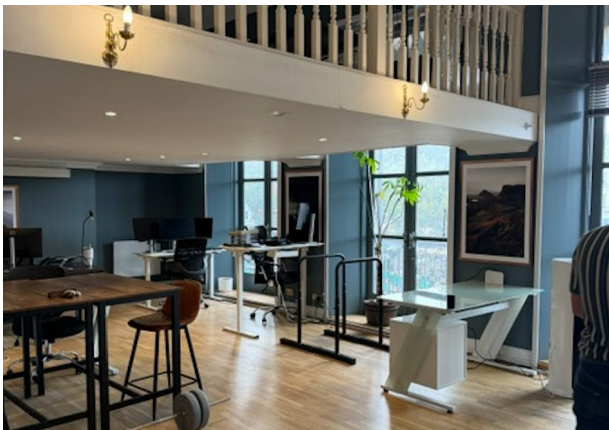
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.

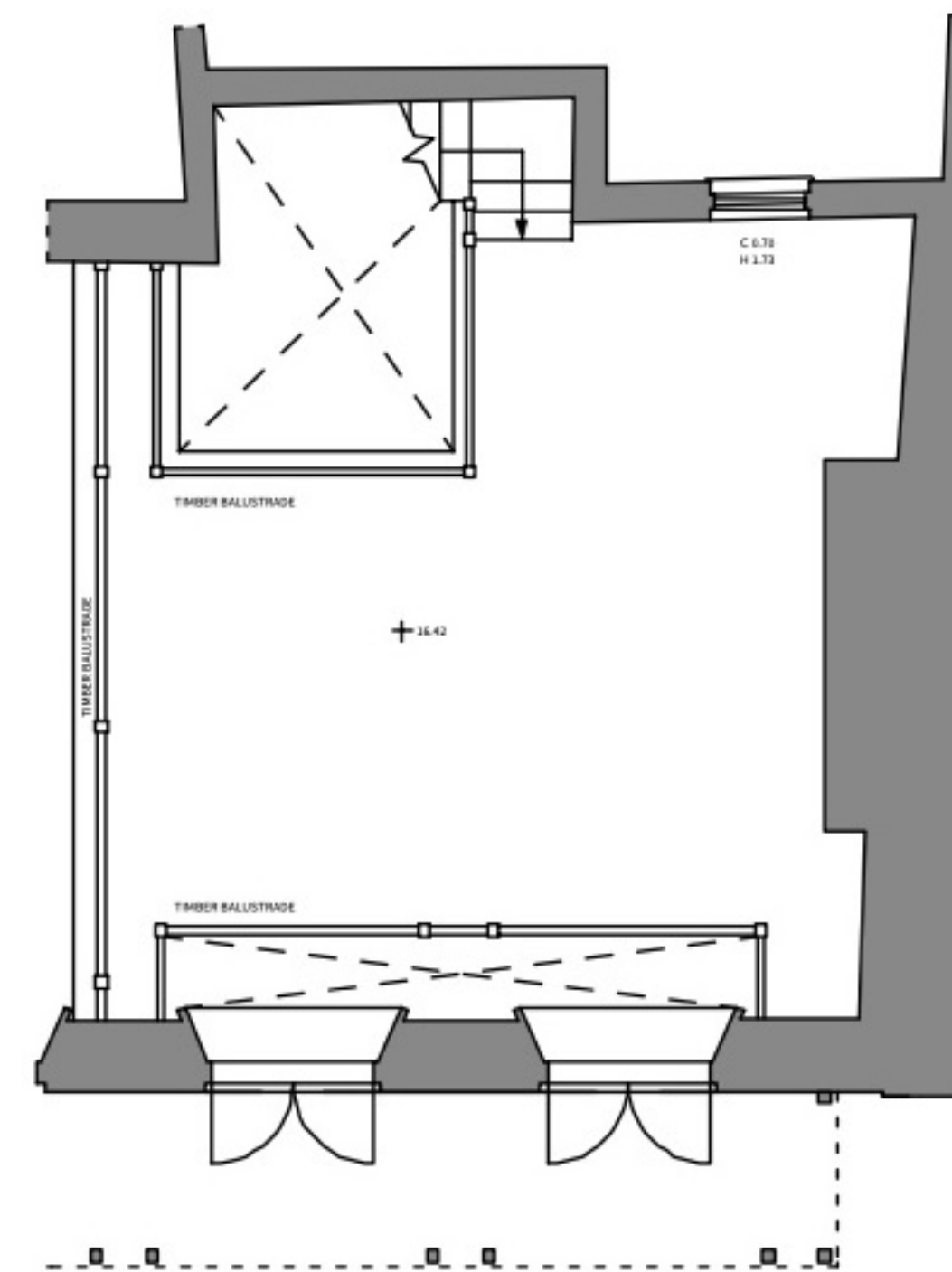
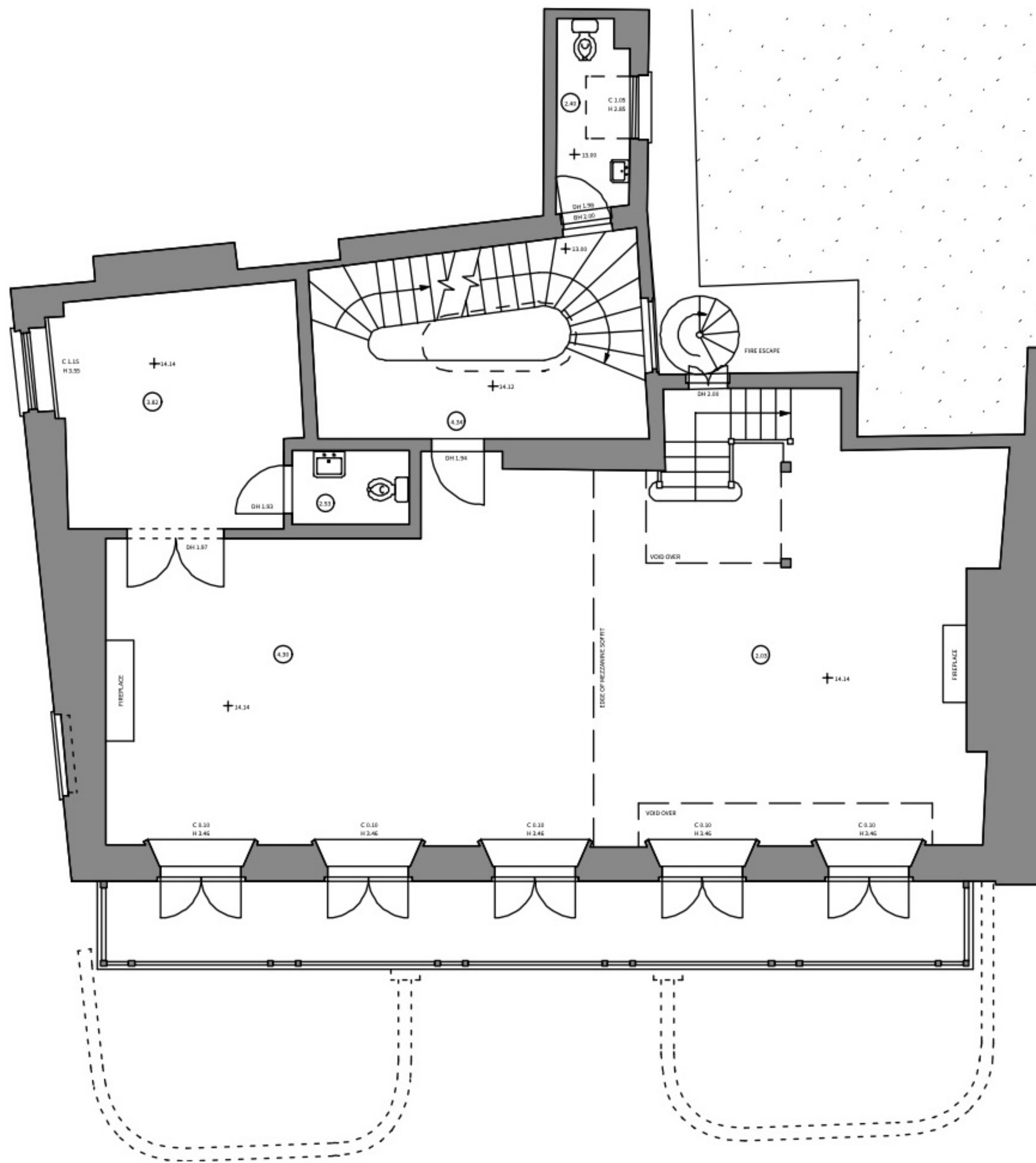
Terms

Guide Rent: £32,500 per annum, exclusive.

A new lease is also available, subject to terms to be agreed.







3

Existing First Floor Plan
Scale: 1:200

4

Existing Mezanine Floor Plan
Scale: 1:200