



4 Isetta Square

35 New England Street, Brighton, BN1 4GQ

To Let: Exceptionally Well-Presented, Self-Contained Office 5 Minutes from Brighton Station

1,498 sq ft
(139.17 sq m)

- Self-contained, fully fitted office
- Dual frontage providing excellent natural light
- Built to BREEAM Excellent standards with sustainable materials and enhanced occupier wellbeing
- 5 minute walk to Brighton Station
- Low service charge of £3,000 per annum

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Summary

Available Size	1,498 sq ft
Rent	£27.50 per sq ft
Rateable Value	£33,000 1 April 2026 to present
Service Charge	£3,000 per annum inclusive of building insurance, estate maintenance, landscaping, cleaning, security, common utilities, on-site management and caretaking, and other reasonable costs associated with the effective management of the estate.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

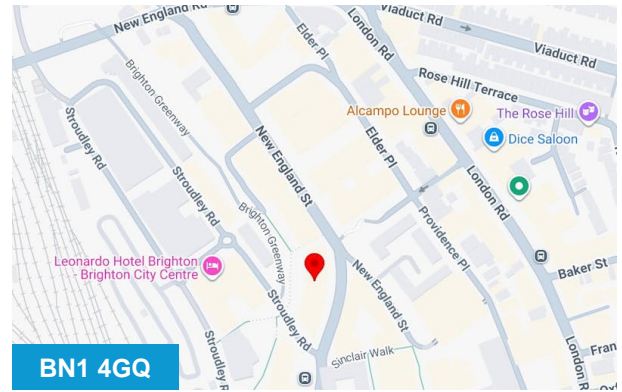
An exceptionally well-presented, design-led ground floor office suite situated in a prominent corner position within Isetta Square, forming part of the highly regarded One Brighton development.

The self-contained premises extend to approximately 1,498 sq ft and benefits from a dual frontage onto Isetta Square and New England Street, providing excellent natural light and attractive views across the landscaped courtyard. Internally, the space is fitted to a high standard, offering a mix of open-plan accommodation together with glazed partitioned meeting rooms and private offices, which can be reconfigured to suit an incoming occupier.

The office is fully fitted and furnished, including modern desks, conference facilities, storage and telecoms infrastructure, enabling immediate occupation. Constructed to BREEAM Excellent standards, the property offers strong environmental credentials alongside a high-quality working environment.

This represents a rare opportunity to secure a high-quality, self-contained office of this size in a prime and highly accessible Brighton location.

Location



Viewing & Further Information



Oliver Graves

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Isetta Square forms part of the highly regarded New England Quarter regeneration scheme and the One Brighton development, a modern mixed-use environment combining residential, office, and community uses.

The property occupies a prominent and highly accessible position just off New England Street, approximately a 5 minute walk from Brighton Railway Station, providing regular mainline services to London and the wider South East. London Road is also within close proximity, offering a wide range of national and independent occupiers together with excellent transport links.

The immediate area is a well-established commercial location, with nearby occupiers including the Leonardo Hotel, The Brinell Building and Trafalgar Place, together with the recently refurbished York & Elder building, home to Runway East Brighton. The popular North Laine district is also within a short walk, providing a vibrant mix of independent retailers, cafes, restaurants and leisure amenities, contributing to a dynamic and attractive working environment.

Accommodation

Self-contained ground-floor office accommodation.

Floor/Unit	sq ft	sq m	Availability
Ground	1,498	139.17	Available
Total	1,498	139.17	

Specification

- Self-contained ground-floor office suite
- Dual frontage onto Isetta Square and New England Street
- Excellent natural light throughout
- High-quality CAT B fit-out
- Glazed partitioned meeting rooms and private offices (removable)
- Open plan workspace
- Modern desks, conference room and storage included
- Well-fitted kitchen facilities
- Male and female WC facilities (DDA compliant)
- Gas-fired central heating
- UPVC double glazing
- Wooden flooring and carpeting
- Suspended ceilings with inset LED lighting
- Good provision of storage
- External covered bike storage
- Built to BREEAM 'Excellent' standards
- Modern alarm system with remote access and mobile app integration

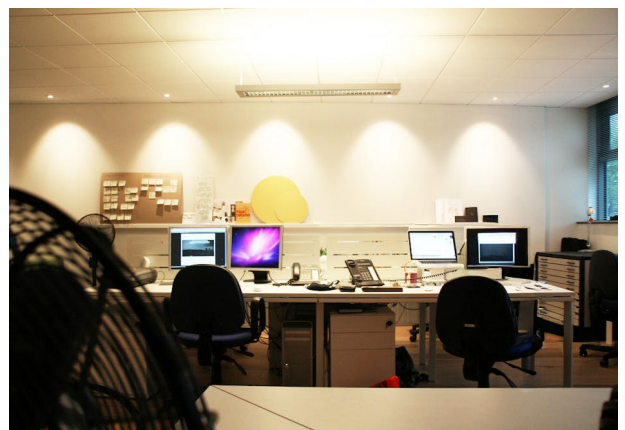
Viewings

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

Terms

Guide Rent: £41,250 per annum, exclusive (£27.50 psf).

Available by way of a new Full Repairing and Insuring lease, subject to a service charge for the upkeep and management of the building and estate.



Energy performance certificate (EPC)

V Group Ltd 4 Isetta Square, 35 New England Street BRIGHTON BN1 4GQ	Energy rating C	Valid until: 6 November 2027
		Certificate number: 0880-0233-5109-2420-6096

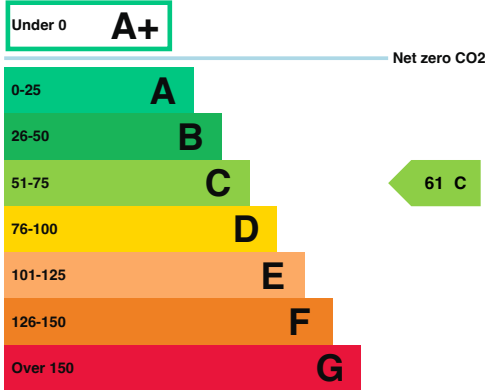
Property type	B1 Offices and Workshop businesses
Total floor area	818 square metres

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	26 B
If typical of the existing stock	75 C