



Second and Third Floor, 44-46 Old Steine

Brighton, BN1 1NH

To Let: Second And Third Floor Office Suites Overlooking Valley Garden Phase 3 Development

1,733 to 3,671 sq ft
(161 to 341.05 sq m)

- Central Brighton Location
Close to Seafront, Amenities
and Transport Links
- Prominent Second Floor Office
Suite Within an Attractive
Period Building
- Bright Open Plan
Accommodation with Storage
and Meeting Rooms
- Demised Parking Space
Available

Second and Third Floor, 44-46 Old Steine, Brighton, BN1 1NH

Summary

Available Size	1,733 to 3,671 sq ft
Rent	£19.50 - £22.50 per sq ft
Business Rates	Upon Enquiry
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, these well-presented second and third-floor office suites provide bright, contemporary accommodation overlooking the Valley Gardens Phase 3 development.

The two units are arranged predominantly in an open-plan format, complemented by glass-partitioned meeting rooms, creating a flexible and professional working environment suitable for a range of office occupiers.

The property occupies a prominent position on Old Steine, which has recently benefited from a significant public realm enhancement programme, improving the streetscape, accessibility and overall environment.

An allocated on-site parking space is also available by separate negotiation, offering a valuable amenity within Brighton city centre.

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.

Accommodation

The accommodation comprises the following areas:

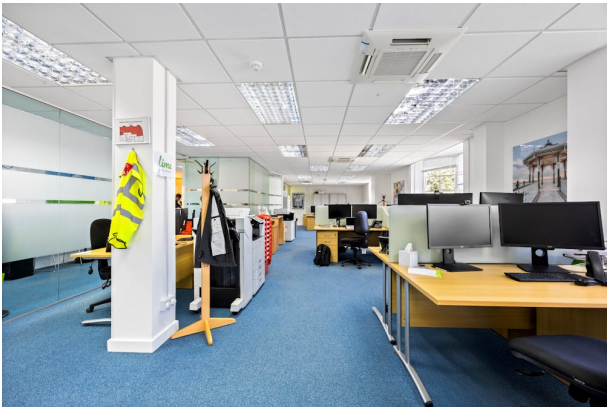
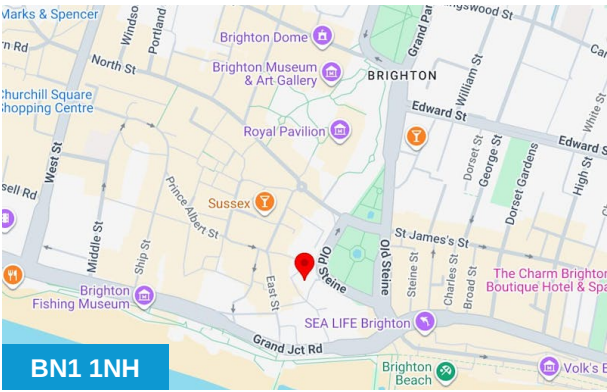
Floor/Unit	sq ft	sq m
2nd	1,938	180.05
3rd	1,733	161
Total	3,671	341.05

Viewings

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

Terms

The accommodation is available by way of a new Full Repairing and Insuring (FRI)



Viewing & Further Information



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

lease, subject to a service charge contribution.

Flexible lease terms and incentives may be available, subject to covenant strength and terms 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.

