



51 Old Steine

Brighton, BN1 1HU

**TO LET - City Centre Office
Building
Rental £75,000 PAX**

5,197 sq ft
(482.82 sq m)

- New Lease
- Available 2026
- 2x car parking spaces

51 Old Steine, Brighton, BN1 1HU

Summary

Available Size	5,197 sq ft
Rates Payable	£27,445 per annum
Rateable Value	£55,000
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (80)

Description

The property is arranged over basement, ground, first second & third floors. There are multiple offices throughout the building, allowing for private office suites, along with space for meeting rooms or break out space. The building would offer a great opportunity for company to have a headquarters style self-contained space with its own street entrance.

To the front of the building is valuable off road parking area for two vehicles.

Location

The Grade II listed building occupies a high profile corner position with views across the Old Steine and easy access to the main city centre being located just off East Street.

Brighton central station is a short walk to the north of the property with links to London, there is nearby street car parking along with underground parking at Green Diamond car park.

Accommodation

The accommodation comprises the following areas:

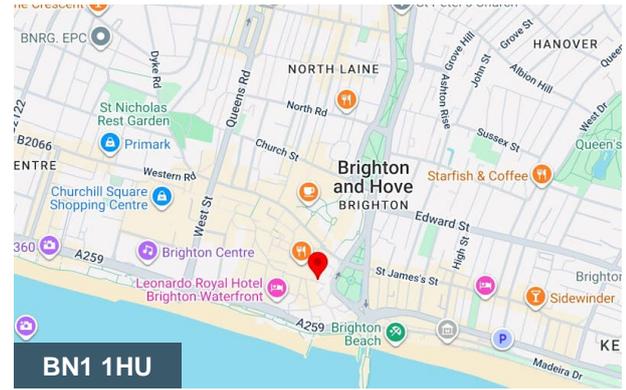
Name	sq ft	sq m
Basement	700	65.03
Ground	955	88.72
1st	2,153	200.02
2nd	701	65.13
3rd	612	56.86
Total	5,121	475.76

Viewings

Viewings can be arranged via the Landlords Agent - Newlands Property

Terms

Available on a new FRI lease with terms to be agreed, asking rental £75,000 per annum exclusive.



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com