

SHW

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TO LET

OFFICE – 2,802 SQ FT (260.31 SQ M)

39-42 East Street, Brighton, East Sussex, BN1 1HL

Rent | £85,000 PAX

Modern open plan offices with period features

01 December 2025

LOCATION
The property form part of the wider Hanningtons Estate development and is located within in the Brighton Lanes.

The office accommodation is situated along East Street and is within close proximity of the seafront, Churchill Square Shopping Centre and Brighton's Mainline Railway Station. A number of bus routes stop nearby and there are a number of car parks within close walking distance.

DESCRIPTION
The available accommodation is situated on the first floor and provides high quality modern office space with period features.

The space is predominantly open plan with glazed partioned meeting rooms. There is a separate kitchen, demised WC and shower facilities.

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
First Floor	2,802	260.31

RENT
£85,000 PAX

TENURE
A new full repairing and insuring lease is available on terms to be agreed.

AMENITIES

- Prominent central location
- Passenger lift
- Shower facilities
- Male and female WCs
- Good natural light
- Accessible WC facilities
- Fitted kitchen
- Floor boxes
- Air conditioning

RATES
The April 2023 rateable value of the property is £48,000.

SERVICE CHARGE
A service charge will be payable, please contact agents for further details.

VAT
VAT will be chargeable on the terms quoted.

LEGAL COSTS
Each party is to be responsible for their own legal fees.

EPC















VIEWINGS – 01273 876 200

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Lewis Austin **t:** 01273 876 209 **e:** laustin@shw.co.uk

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