

LEES HOUSE BRIGHTON

21-23 Dyke Road,
Brighton,
East Sussex, BN1 3FE

AVAILABLE FROM DECEMBER 2026



CLICK HERE TO VIEW
THE VIRTUAL TOUR

Lower ground floor office suite

Fully fitted to include meeting rooms, furniture and kitchen

Prominent location in the heart of Brighton

Bike store & shower facilities

Refurbished office & common areas

Energy efficient

2,450 sq ft to let

DESCRIPTION

The available accommodation is located on the lower ground floor. The common parts including the reception area have also been fully refurbished to complement the modern, open plan office space.



ACCOMMODATION

Floor	sq ft	sq m
Lower Ground East	2,450	227.6

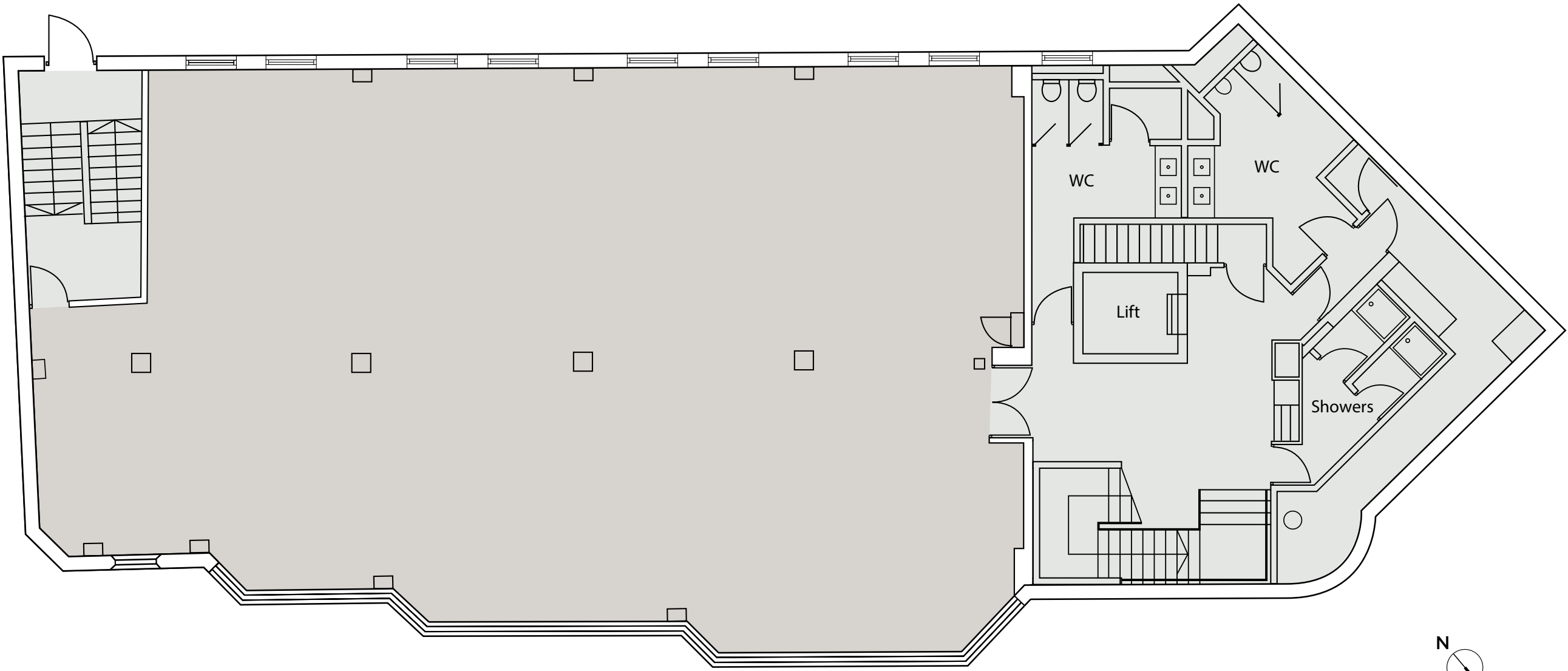


Indicative image only.



Indicative image only.

LOWER GROUND EAST



Not to scale.

AMENITIES

- Fully fitted and furnished
- 2 Meeting rooms
- Kitchen
- Energy efficient LED lighting
- Energy efficient comfort cooling and heating
- Raised access floors with integral flexible power distribution
- New toilets
- Showers & commuter facilities available at lower ground level
- Parking - 2 spaces
- EPC Rating: B-49



LOCATION

A prominent location in the heart of Brighton City Centre

Lees House is situated in a prominent location in the heart of Brighton City Centre. Brighton's mainline train station is approx. 7 minutes walk, with regular services to London (54 minutes to Victoria) and Gatwick Airport.

The property is within walking distance of some of Brighton's most popular attractions: the seafront, the Lanes and Churchill Square Shopping Centre.



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RENT

£99,500 per annum exclusive.

RATES

We have been informed the Rateable Value is
£40,000.

TENURE

The office is available by way of a new lease
for a term of years to be agreed.
Alternatively, a short term occupation is
possible – enquiries invited.

VAT

VAT will be chargeable on the terms quoted.

SERVICE CHARGE

Service charge information is available on
request.

LEGAL COSTS

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

VIEWING

By appointment through the sole agents.

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