

SHW

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# TO LET

## OFFICE – 1,265 & 598 SQ FT

**Suites 2 & 4 Lighthouse, Argus Lofts, 28 Kensington Street, Brighton, BN1 4AJ**

# Rent | £34,155 & £16,146 per annum

23 November 2026

## DESCRIPTION
The accommodation comprises two available suites situated within a larger multi-occupied commercial building alongside a range of other businesses. Each suite provides a self-contained working area suitable for a variety of office-based occupiers, with the wider building offering a professional shared business environment.

## LOCATION
The property is situated on Kensington Street in the heart of Brighton's vibrant North Laine area, a popular and well-established mixed commercial and residential location.

Kensington Street benefits from a central position within the city, with Brighton railway station and the main retail areas of North Street and Western Road within convenient walking distance. The surrounding North Laine area is characterised by a diverse mix of independent retailers, cafés, restaurants, offices and other commercial occupiers.

## ACCOMMODATION

| | SQ M | SQ FT |
|---|---|---|
| Suite 2 | 117.52 | 1,265 |
| Suite 4 | 55.56 | 598 |
| **TOTAL** | **173.08** | **1,863** |

## AMENITIES / OPPORTUNITY
- Open plan
- Self-contained
- W/C facilities
- Shared kitchen facilities
- Cycle Store
- Air conditioning

## RENT
Suite 2: £34,155 per annum
Suite 4: £16,146 per annum

## RATES
Rateable Values (2026):
Suite 2: £28,250
Suite 4: £13,250

## SERVICE CHARGE
Suite 2: £18,571.13 + VAT
Suite 4: £8,582.20 + VAT

## VAT
VAT will be chargeable on the terms quoted.

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

## EPC
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## VIEWINGS – 01273 876200

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**Rosalind Pett** **t:** 01273 876252 **e:** rpett@shw.co.uk

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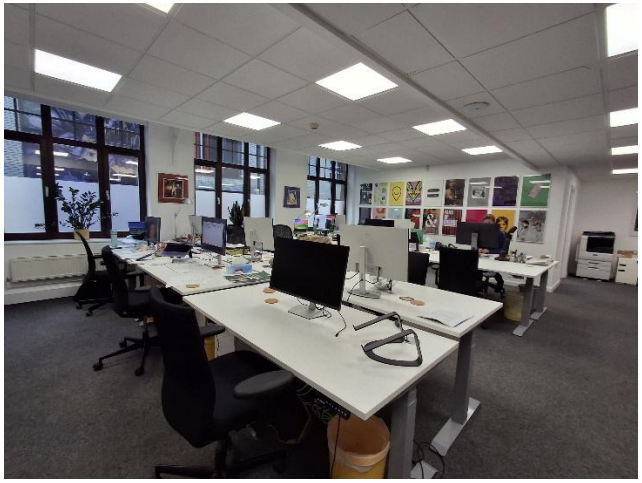


Suite 2



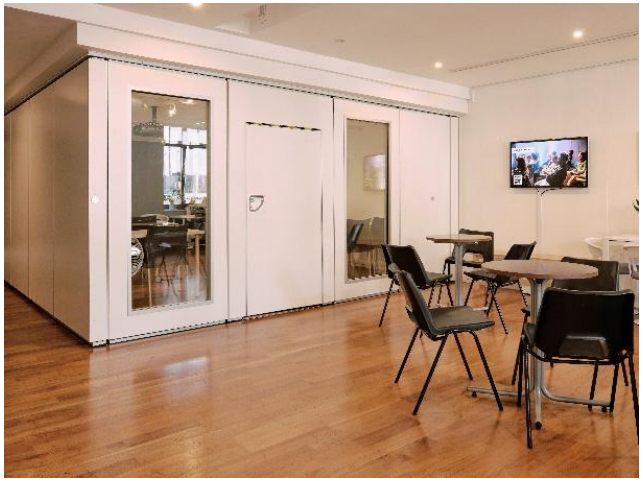

Suite 2



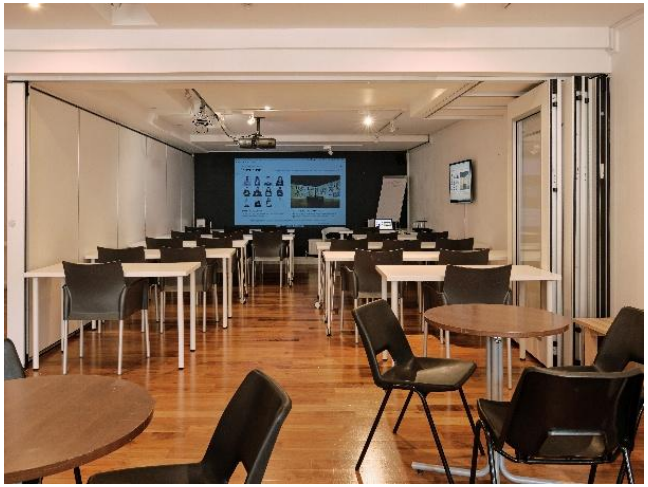
Suite 4



Common area - basement



Common area - reception



Common area – flexible meeting room

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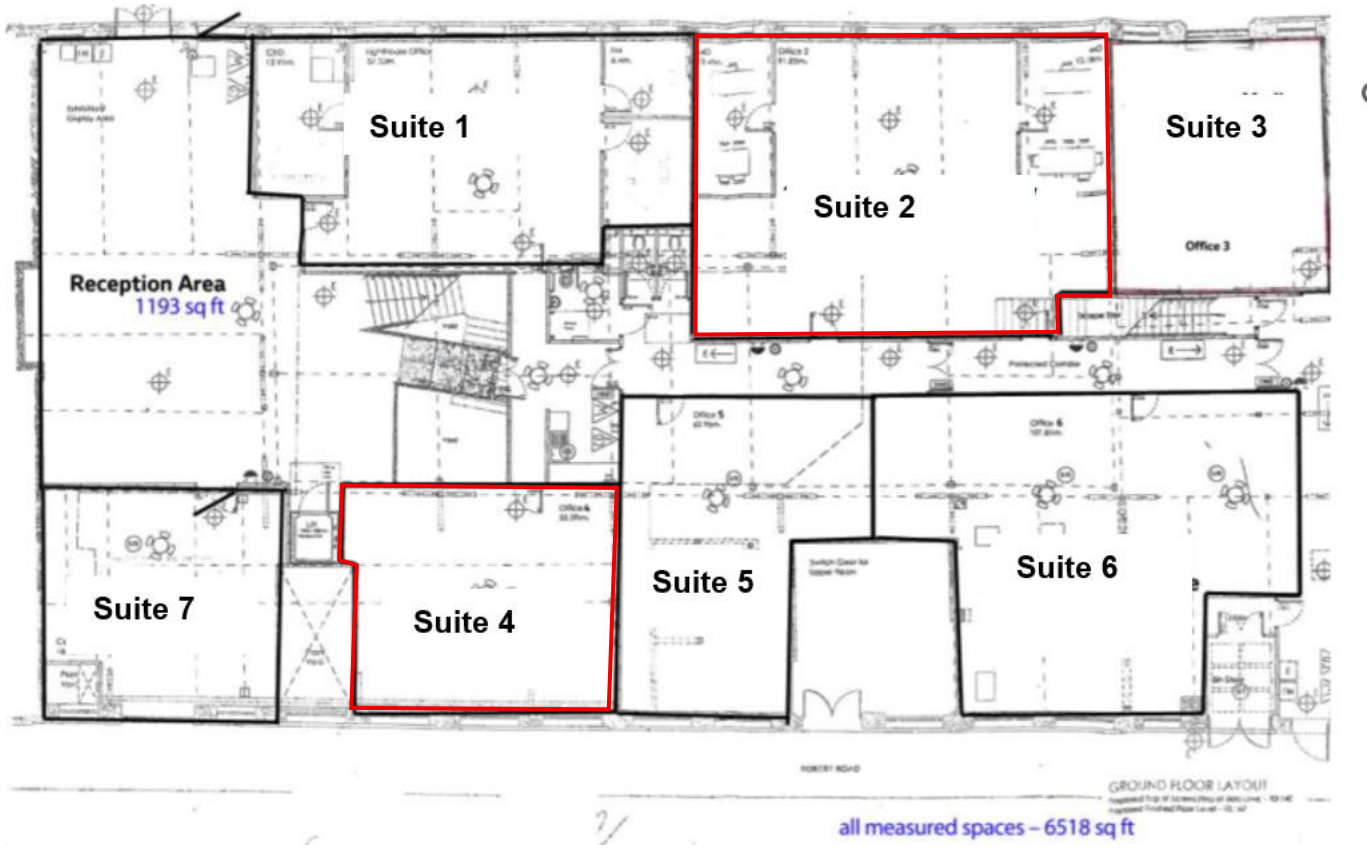


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