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TO LET

OFFICE – 7,875 SQ FT (731.59 SQ M)

4th Floor, 16-17 West Street, Brighton, East Sussex, BN1 2RL

DESCRIPTION

The fourth floor is available to let within this prestigious headquarters office building laid out over ground and eight upper floors and now multi-let. Access is via the main entrance lobby, which is staffed 24/7 with a concierge and security. The building has been refurbished recently to a modern standard and provides a wealth of amenities, including a dedicated parking space within the building.

A new lease is available from the current owner occupier and the property can be let either with or without the existing furniture.

LOCATION

A prominent office building in the heart of Brighton city centre at the base of West Street and close to the seafront. It is adjacent to an NCP multi-storey car park and Churchill Square, offering excellent shopping and leisure amenity.

West Street is a key commercial street linking the seafront, Clock Tower, Queens Road and Brighton railway station, with regular services to London and Gatwick Airport as well as the South Coast.

As one of Brighton's main business areas, West Street and Queens Road are home to a range of professional occupiers, including financial, insurance and local businesses. The surrounding ground floors offer a mix of shops, offices, restaurants and bars, creating a lively environment for work and leisure.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Fourth Floor	7,875	731.59
TOTAL	7,875	731.59

- AMENITIES**
- Impressive ground floor entrance lobby with reception/concierge
 - Cafe on the ground floor which is run by OneFamily (owner) but can be used by all tenants in the building
 - 3x 13-person lifts
 - Fitted carpets
 - Raised floor and suspended ceiling with PIR system integrated LED lighting
 - Adjustable electric heating and cooling - split system
 - 24/7 on-site security
 - Separate shower & WC facilities
 - One car parking space
 - Secure cycle storage system within the car park

RENT

£30.00 Per sq ft

RATES

Current rates payable: £70,592 (Apr 2026 - Mar 2027, rated per floor and cross charged to each tenant)

SERVICE CHARGE

There is a service charge in operation within the building. Full details are available on request.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of B.



VIEWINGS – 01273 876 200

Rosalind Pettt: 01273 876252

Emma Ormiston: 01273 876203

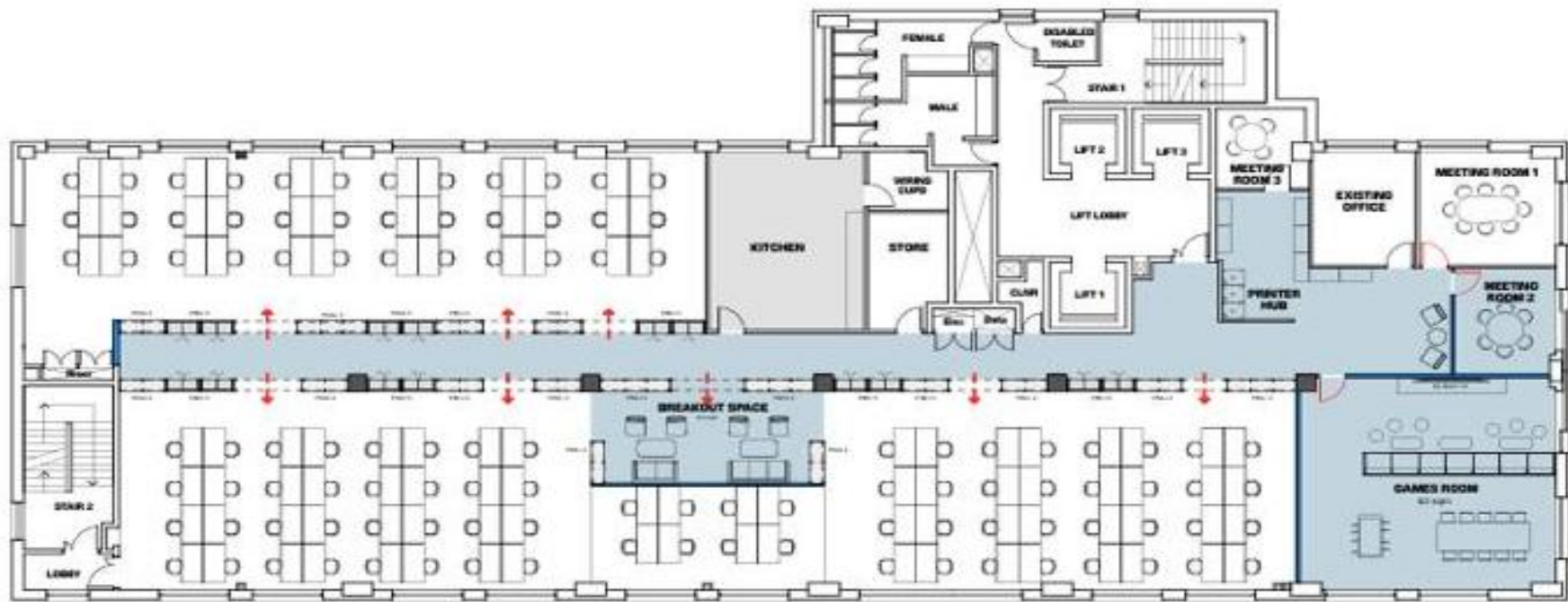
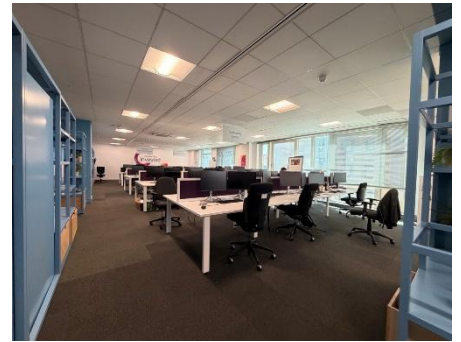
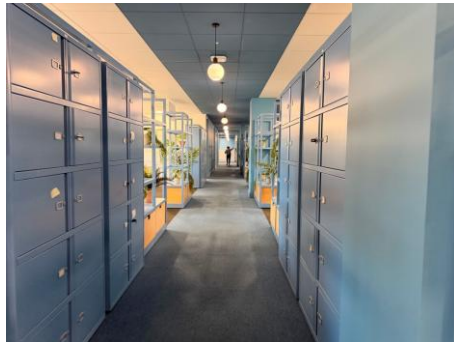
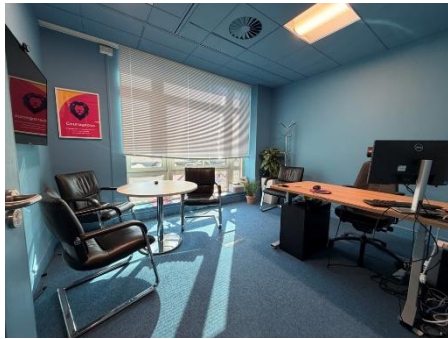
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