



**SHW**

**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**OFFICE – 1,878 - 7,721 SQ FT (174.47 - 717.28 SQ M)**

**Academy House 59, West Street, Brighton, BN1 2RA**

## DESCRIPTION

The building offers four floors of newly refurbished city centre office accommodation, with dual-aspect windows providing excellent natural light throughout. Available floor by floor or as a whole.

Amenities include a new 12-person passenger lift, new windows, multiple WCs on each floor, shower facilities and air source heat pumps providing heating and cooling. The property also benefits from a Paxton video intercom access system and cycle storage for both conventional and electric bikes.

A communal roof terrace provides additional outdoor space which can be used for a number of activities.

## LOCATION

59 West Street occupies a prominent position in the heart of Brighton city centre, within close proximity to the seafront, Churchill Square Shopping Centre and The Lanes. The surrounding area offers an excellent range of shops, cafés, restaurants, bars and other amenities, making it a convenient and vibrant location for occupiers. Brighton Station is approximately 0.45 miles away, providing regular rail services to London and surrounding areas, while numerous bus routes serve the city centre.

## ACCOMMODATION (NET INTERNAL AREAS)

|              | SQ FT        | SQ M          |
|--------------|--------------|---------------|
| 1st Floor    | 1,946        | 180.78        |
| 2nd Floor    | 1,962        | 182.27        |
| 3rd Floor    | 1,935        | 179.76        |
| 4th Floor    | 1,878        | 174.47        |
| <b>TOTAL</b> | <b>7,721</b> | <b>717.28</b> |

## AMENITIES / OPPORTUNITY

- Available floor by floor or as a whole
- Large roof terrace
- New 12-person passenger lift
- New windows
- Shower facilities
- Air source heat pumps providing heating and cooling
- Paxton video intercom system
- Cycle storage for conventional and e-bikes

## RENT

£26 psf.

## RATES

Rateable value is to be confirmed

## VAT

VAT will be chargeable on the terms quoted.



## EPC

1st Floor

0-25 **A**

22 A

2nd Floor

26-50 **B**

30 B

3rd Floor

26-50 **B**

30 B

4th Floor

0-25 **A**

20 A

## VIEWINGS – 01273 876200

Emma Ormiston

t: 01273 876203

e: eormiston@shw.co.uk

Lewis Austin

t: 01273 876209

e: laustin@shw.co.uk



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