GRAVES SON & PILCHER

To Let



City Centre Office
Overlooking Royal Pavilion Gardens
To Let

5A New Road
Brighton, BN1 1UF

Office

TO LET

1,102 sq ft

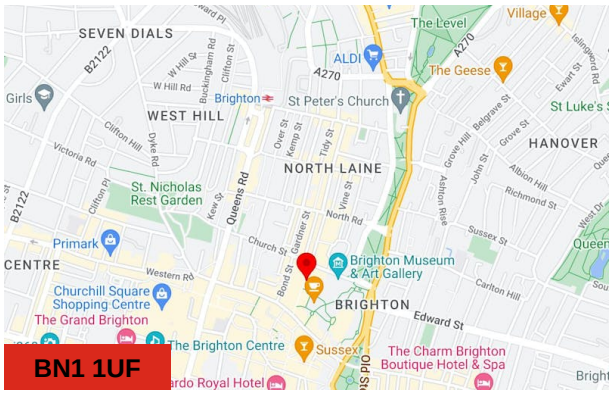
(102.38 sq m)

- Overlooking the Royal Pavilion and Dome entertainment complex
- Brighton railway station, Churchill Square and the seafront are within walking distance
- The premises form part of a Grade II listed building

5A New Road, Brighton, BN1 1UF

Summary

Available Size	1,102 sq ft
Rent	£22,000 per annum
Rateable Value	£18,000
Legal Fees	Each party to bear their own costs
EPC Rating	E (117)



Description

A great opportunity to occupy office accommodation in the heart of Brighton, which could be suitable for a variety of commercial users. The premises form part of a Grade II listed building, and comprise office accommodation over first, second and third floors with their own w/c facilities. There are 2 rooms on each floor overlooking the pedestrianised street, and a private street entrance from New Road.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 2 Interconnecting rooms, WC	346	32.14	Available
2nd - 2 interconnecting rooms, WC	357	33.17	Available
3rd - 2 interconnecting rooms, kitchen	399	37.07	Available
Total	**1,102**	**102.38**	



Location

Situated in the city centre between North Street and Church Street, close to the Theatre Royal and overlooking the Royal Pavilion and Dome entertainment complex. There are extensive bus services nearby, along with numerous shops, restaurants, bars and other amenities. Brighton railway station, Churchill Square and the seafront are within walking distance.

Terms

The premises are TO LET on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £22,000 per annum exclusive of business rates, service charge, building insurance premium, utility costs and any other outgoings. There will be rent reviews at appropriate intervals.

Viewing & Further Information



James Bryant
01273 267245
jb@gsp.uk.com



Erin Mann
01273 321 123
em@gsp.uk.com

Graves Son & Pilcher for themselves, and for the vendor or lessors of this property whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.
Generated on 18/03/2026