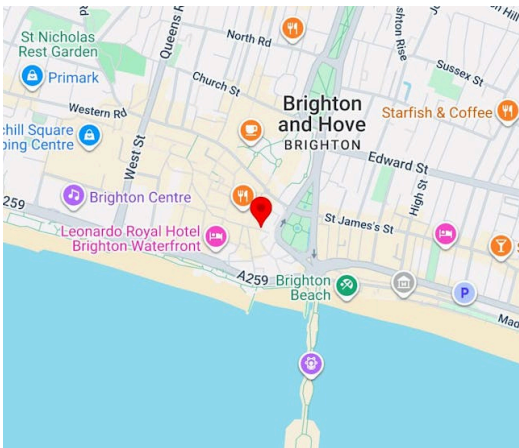




51 Old Steine, Brighton, BN1 1HU

Office To Let | £75,000 per annum | 4,421 sq ft

PRESTIGIOUS CENTRAL BRIGHTON OFFICE BUILDING WITH PARKING TO LET



Description

51 Old Steine offers a rare opportunity to acquire a fully self-contained, multi-floor office building in one of Brighton's most prestigious and high-visibility locations. The space offers flexibility for a modern occupier to design a distinctive workspace across 4 levels, with parking, strong frontage, and a central city-location that blends business prestige with lifestyle appeal.

Location

Located in the heart of Brighton's city centre, the building occupies a prominent corner position overlooking the iconic Old Steine Gardens and is just a short walk from Brighton Railway Station. The building benefits from excellent visibility, easy access to transport links . The lanes are a short distance away & you are surrounded by an array of restaurants & shops including, Burger & lobster, Dishoom, English's, Molton Brown & Hugo Boss.

Accommodation

Name	sq ft	sq m
Ground	955	88.72
1st	2,153	200.02
2nd	701	65.13
3rd	612	56.86
Total	4,421	410.73

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years.

AML

Anti money laundering documentation will need to be collected from proposed tenants in the normal manner before heads of terms can be issued. there will be a charge of £50 plus VAT per relevant party requiring a search.

Summary

- Rent: £75,000 per annum
- Business rates: £29,025 per annum Based on the 2026 valuation from April.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



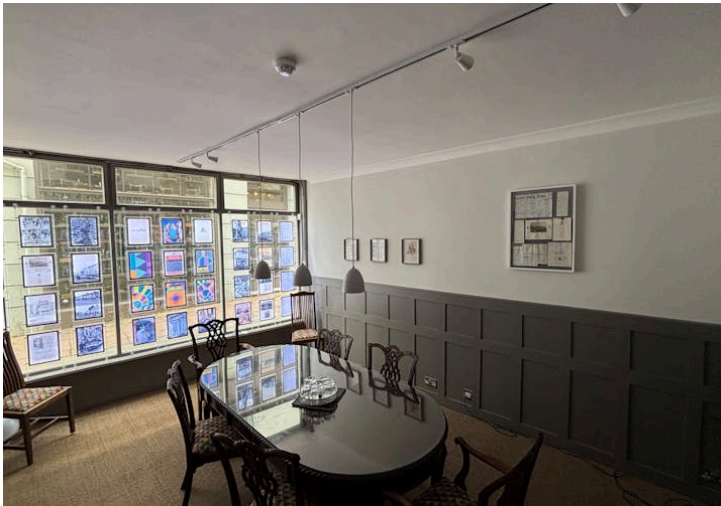
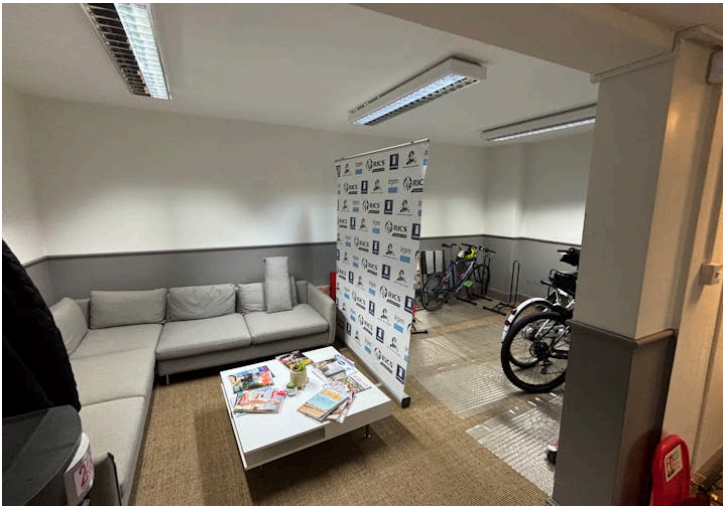
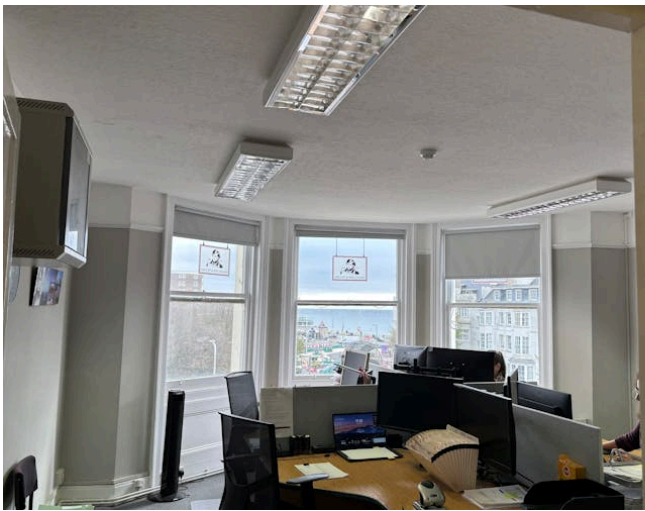
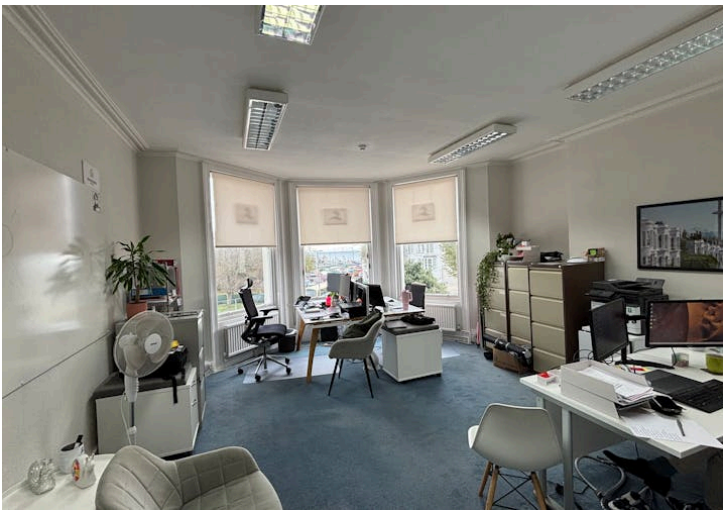
Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.





Energy performance certificate (EPC)

51 Old Steine BRIGHTON BN1 1HU	Energy rating D	Valid until: 30 May 2033
		Certificate number: 7756-5097- 1469-6292- 0834

Property type	Offices and Workshop Businesses
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Total floor area	458 square metres
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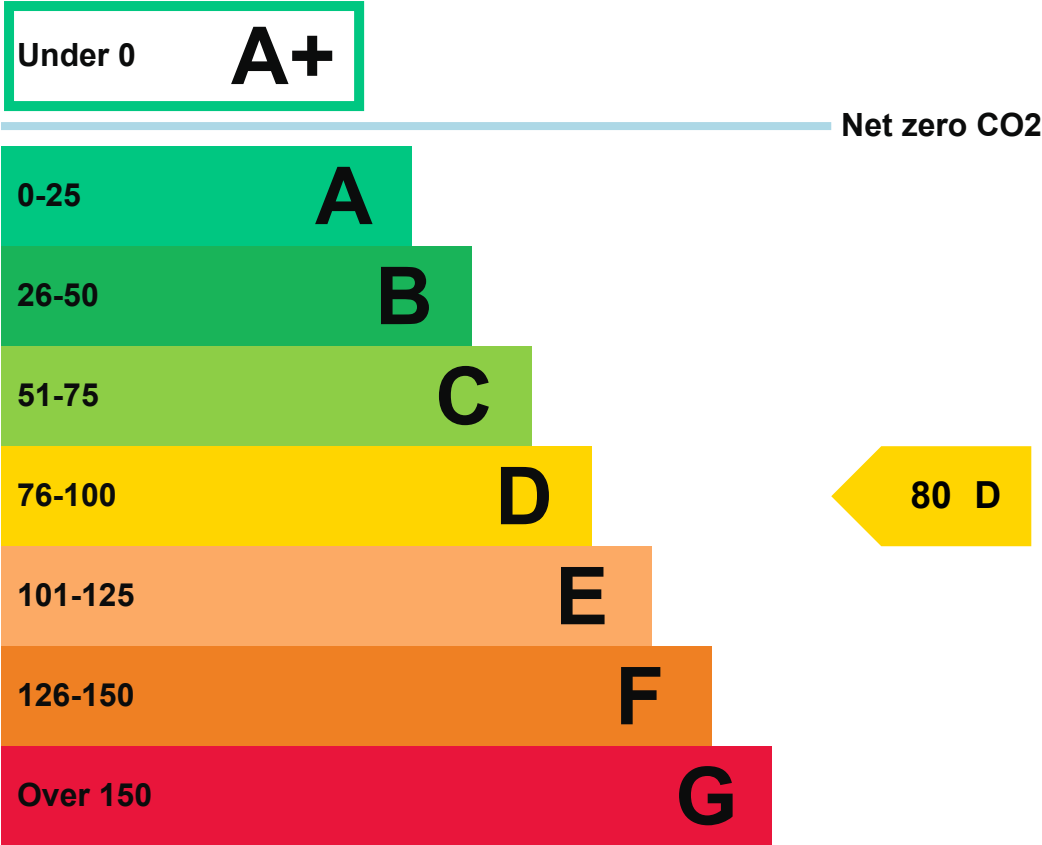
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	21 A
If typical of the existing stock	85 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	24.42
Primary energy use (kWh/m² per year)	173

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9908-7430-5060-3429-3644\)](/energy-certificate/9908-7430-5060-3429-3644).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Stuart Foster
Telephone	01273458484
Email	info@skyline-epc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2023
Date of certificate	31 May 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

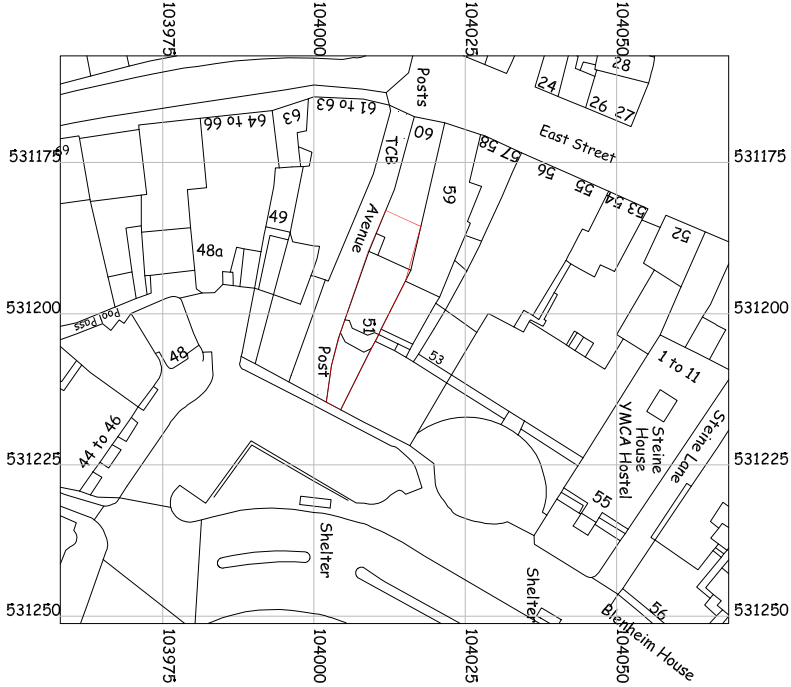
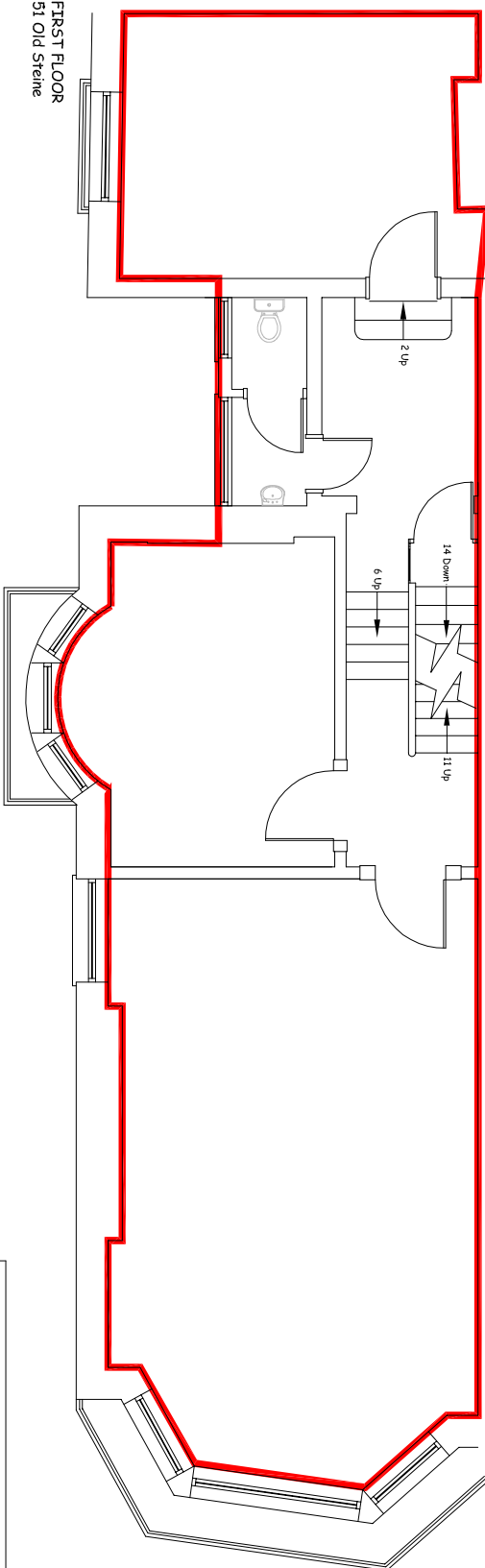
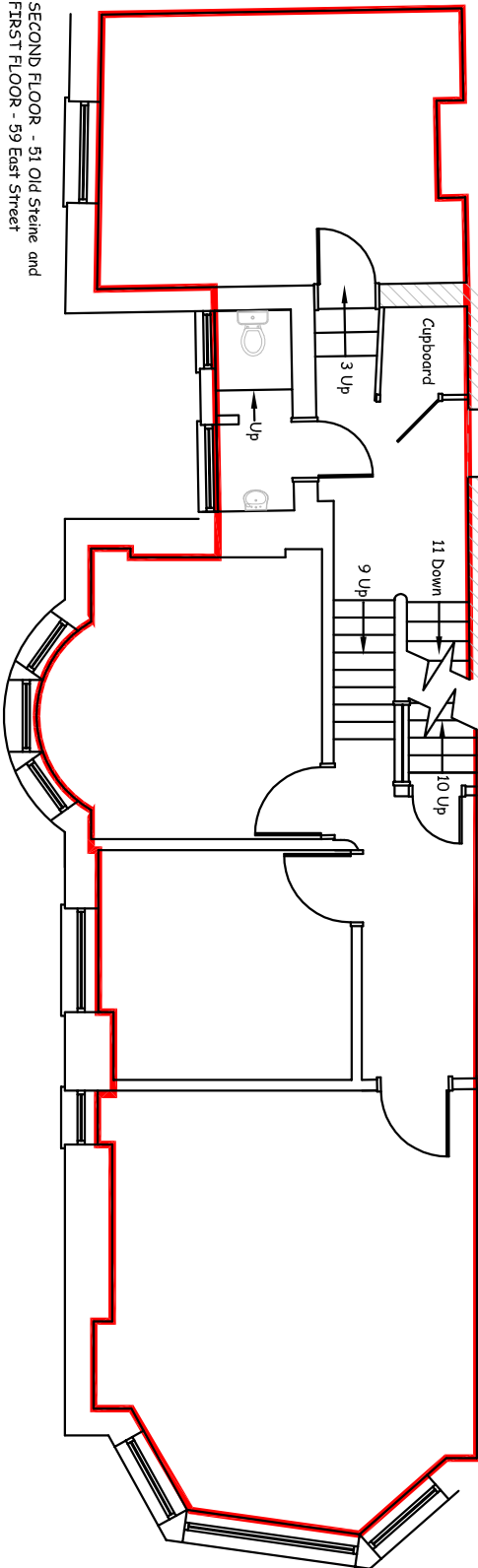
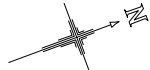
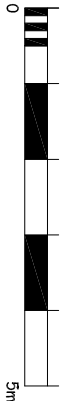
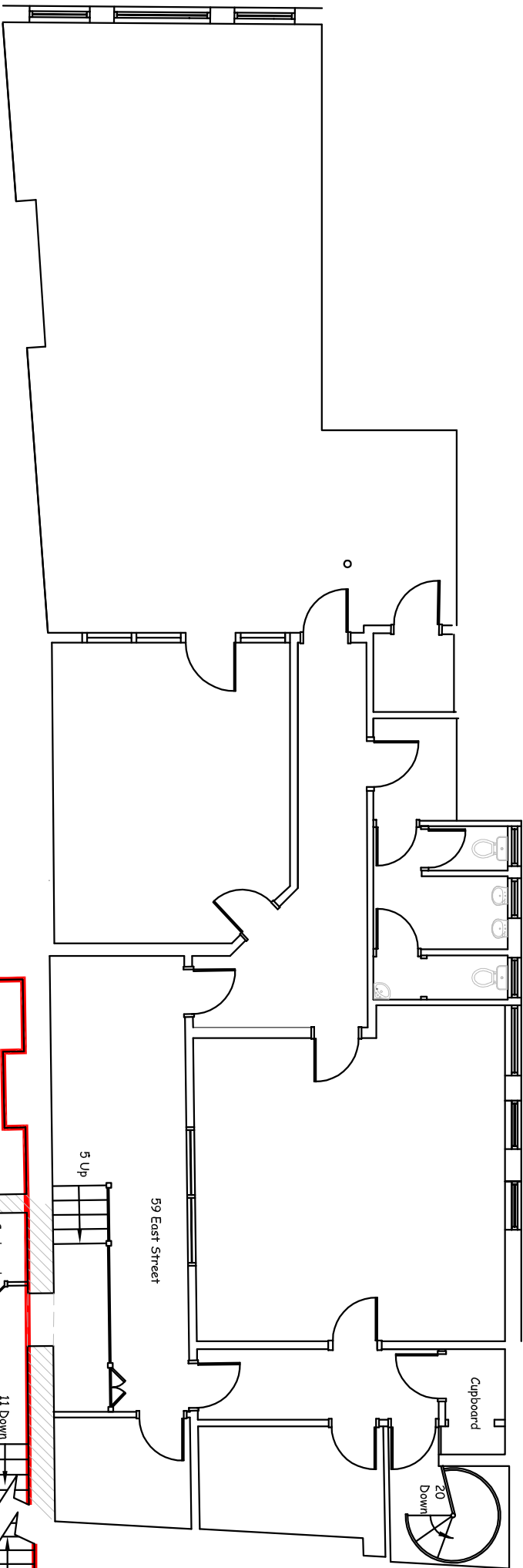
[Service performance \(/service-performance\)](#)

OGI

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Blueprint

The CAD Bureau

225 Freshfield Road, Brighton BN2 9YE
Tel: 01273 386040

Client
Graves Son & Pilcher LLP

Project
First & Second Floors
51 Old Steine
Brighton BN1 6HU

Drawing
Floor Plan

Scale	Dwg No	Drawn By	Date
1:1250 & 1:100 @ A3	51OS - 1	JS	06/11/17

