



CGI Image

OFFICE / MEDICAL

1,582 Sq Ft
(147 Sq M)

RENT: £32,500 PER ANNUM

Superbly Presented
& Characteristic
Regency City
Centre Offices with
2 Forecourt Parking
Spaces To Let

- + **UNDER REFURBISHMENT** – Available from early February 2026
- + Prime City Centre Location - Close to All Amenities & Popular Seafront / Pier
- + Nearby Occupiers Include Solicitors, Brighton University, Artists, Accountants & Architects
- + Characterful, Self-Contained Office Accommodation with Period Features
- + Superb Transport Links
- + New Lease Terms Available (including sub-letting if required)



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Location

22 Richmond Place, Brighton, is a centrally located office property, offering businesses a distinctive and well-connected city base. With a rich history within the office sector the building combines historical significance with modern professional appeal.

Positioned close to the recently enhanced Valley Gardens scheme, the area enjoys improved pedestrian access and an attractive streetscape. Brighton Mainline Station is just 0.4 miles away, providing fast rail services to London Victoria (1 hour) and London Bridge (45 minutes), while the nearby A23 and A27 offer strong road links to Gatwick and beyond. Multi-Storey car parking is also situated close by.

Located moments from the vibrant North Laine district, the property is surrounded by independent retailers, cafés, and creative businesses. Nearby amenities include Bills, Franco Manca and Cote Brasserie, with the Royal Pavilion, Brighton Dome, Theatre Royal, and the seafront all within easy reach.

22 Richmond Place offers a rare blend of character, connectivity and convenience, an ideal choice for modern professional occupiers.

Description

A distinctive four-storey office building arranged over ground, first, second & third floors, formerly the headquarters for a local charity. The property offers well-presented, self-contained office accommodation with traditional period features and excellent natural light throughout.

Currently undergoing complete refurbishment with occupation from February 2026, the building benefits from its own private entrance, open-plan and cellular office space, including a terrific ground floor studio room with excellent lighting and air conditioning, kitchen/staff room and WC facilities, and is available on new FR&I lease terms.

The property benefits from the following:

- Phone entry system
- Period features retained throughout
- Fitted with gas central heating
- Combination of open-plan and private office areas
- Energy-efficient LED lighting installed
- New carpet tiles are scheduled for all office areas
- Recently refurbished staff room and kitchen
- Excellent natural light throughout all office areas

Terms

The property is available by way of a new FR&I Lease with terms to be negotiated and agreed.

Accommodation

Floor / Name	SQ FT	SQM
Ground Floor	687	64
First Floor	277	26
Second Floor	324	30
Third Floor	294	27
Total	1,582	147

Summary

- + **Rent** - £32,500 Per Annum Exclusive
- + **VAT** – Not To Be Charged
- + **Rateable Value** - £23,500
- + **Legal Costs** – Each Party To Pay Their Own
- + **EPC** –
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence proof identifying the source of funds being relied upon to complete the transaction.

Viewing & Further Information

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