



OFFICE TO LET

51 OLD STEINE

Brighton, BN1 1HU

PRESTIGIOUS CENTRAL BRIGHTON OFFICE
BUILDING WITH PARKING TO LET

4,421 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	4,421 sq ft
Rent	£75,000 per annum
Rates Payable	£27,445 per annum
Rateable Value	£67,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

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

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

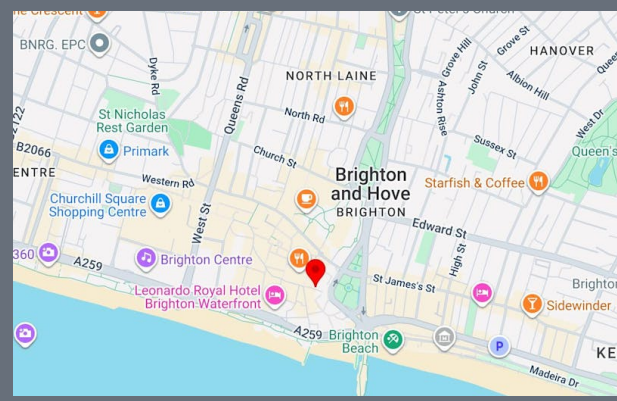
Located in the heart of Brighton's city centre, the building occupies a prominent corner position overlooking the iconic Old Steine Gardens and is just a short walk from Brighton Railway Station. The building benefits from excellent visibility, easy access to transport links. The lanes are a short distance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

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.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency

Eightfold Property

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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

Total floor area 458 square metres

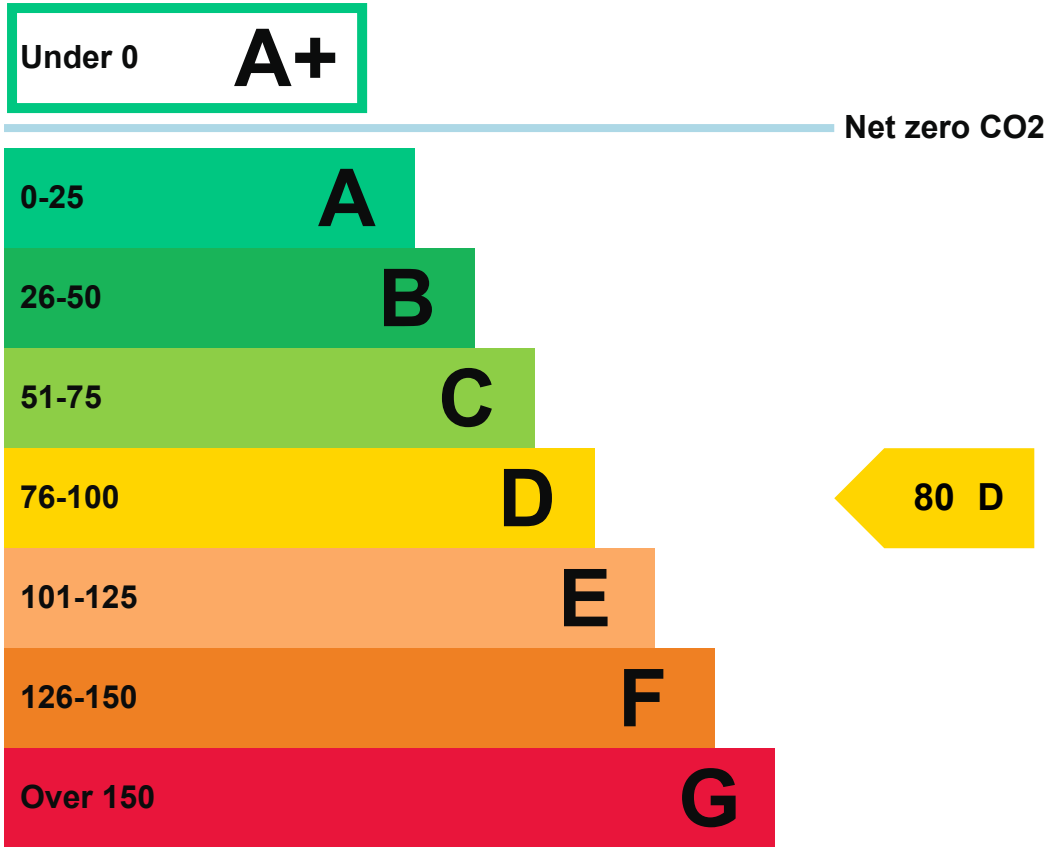
Rules on letting this property

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)

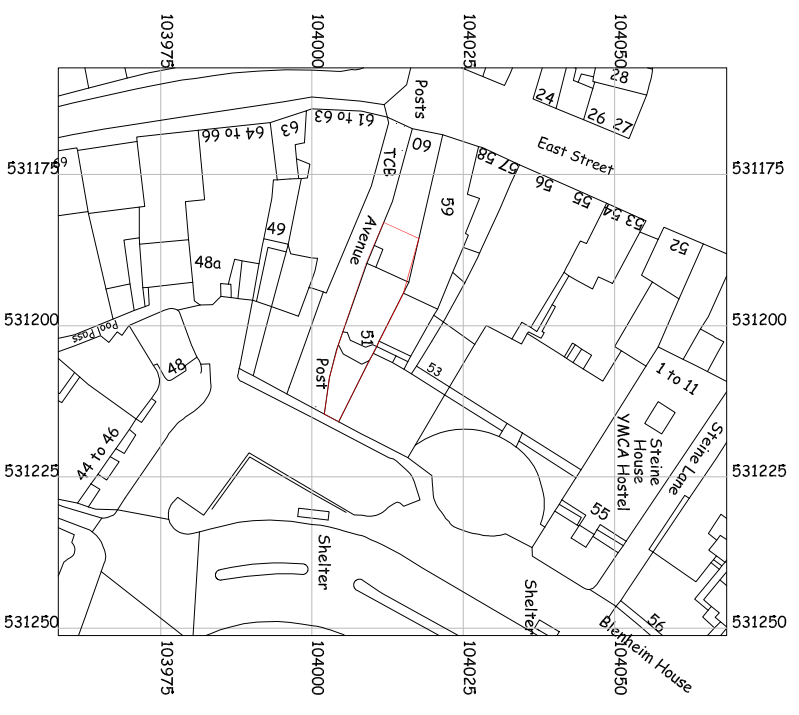
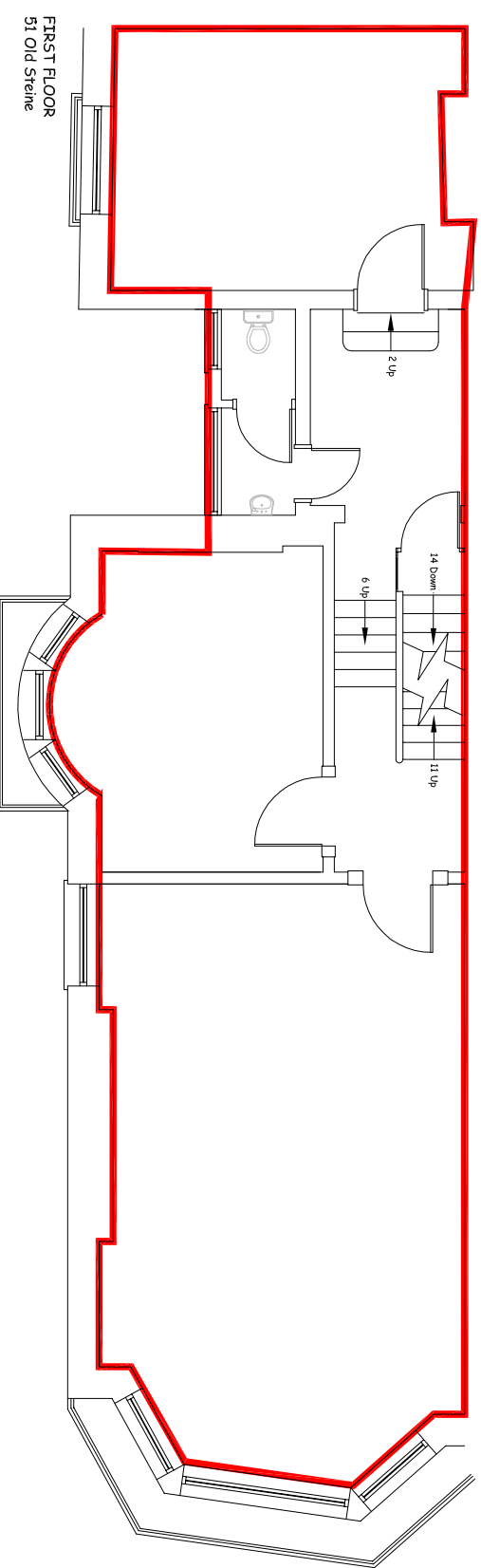
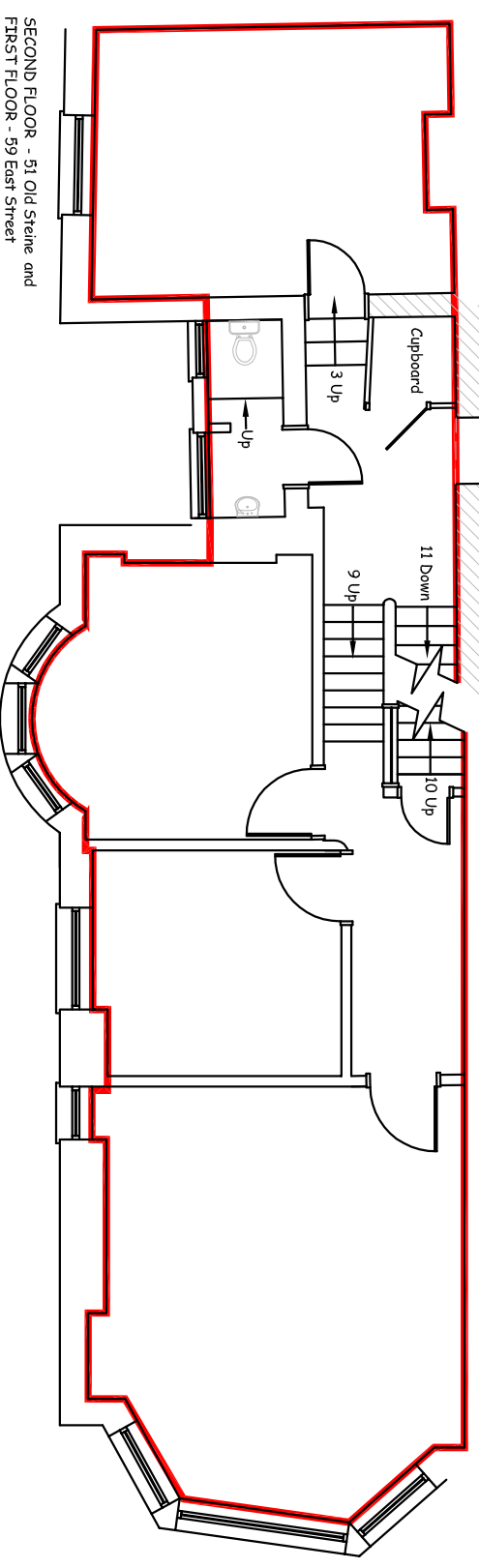
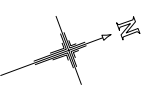
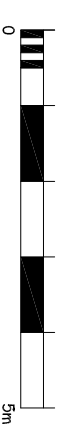
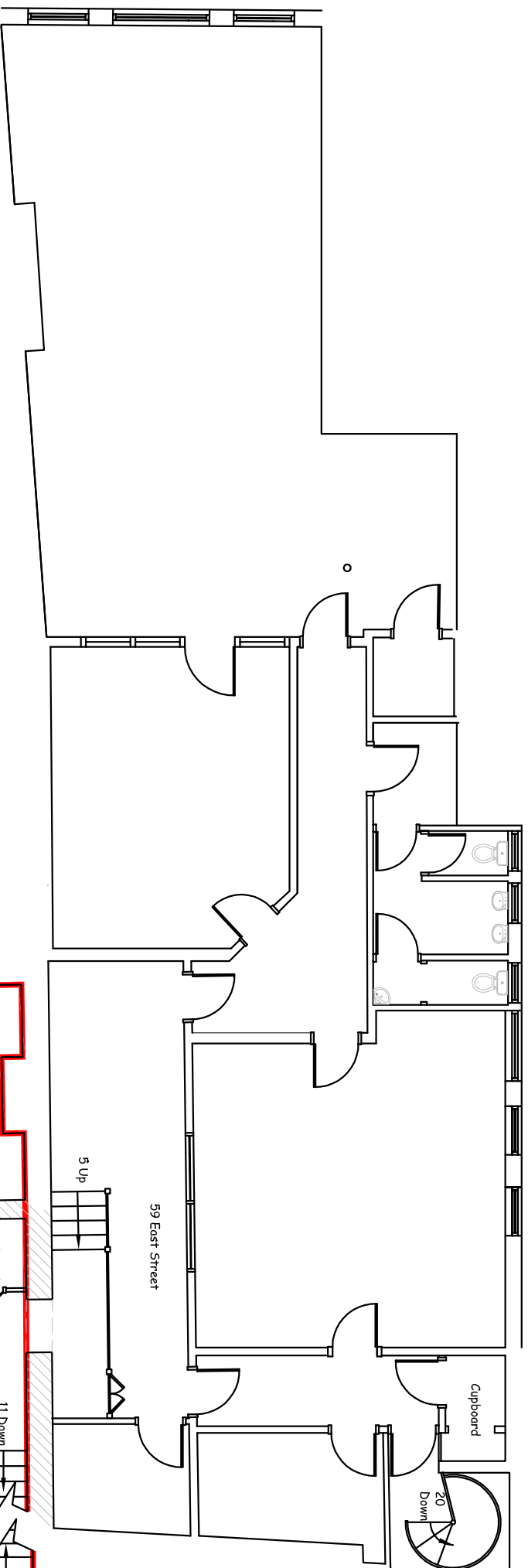
[Service performance \(/service-performance\)](#)

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Blueprint
 The CAD Bureau
 225 Freshfield Road, Brighton BN2 9YE
 Tel: 01273 386040

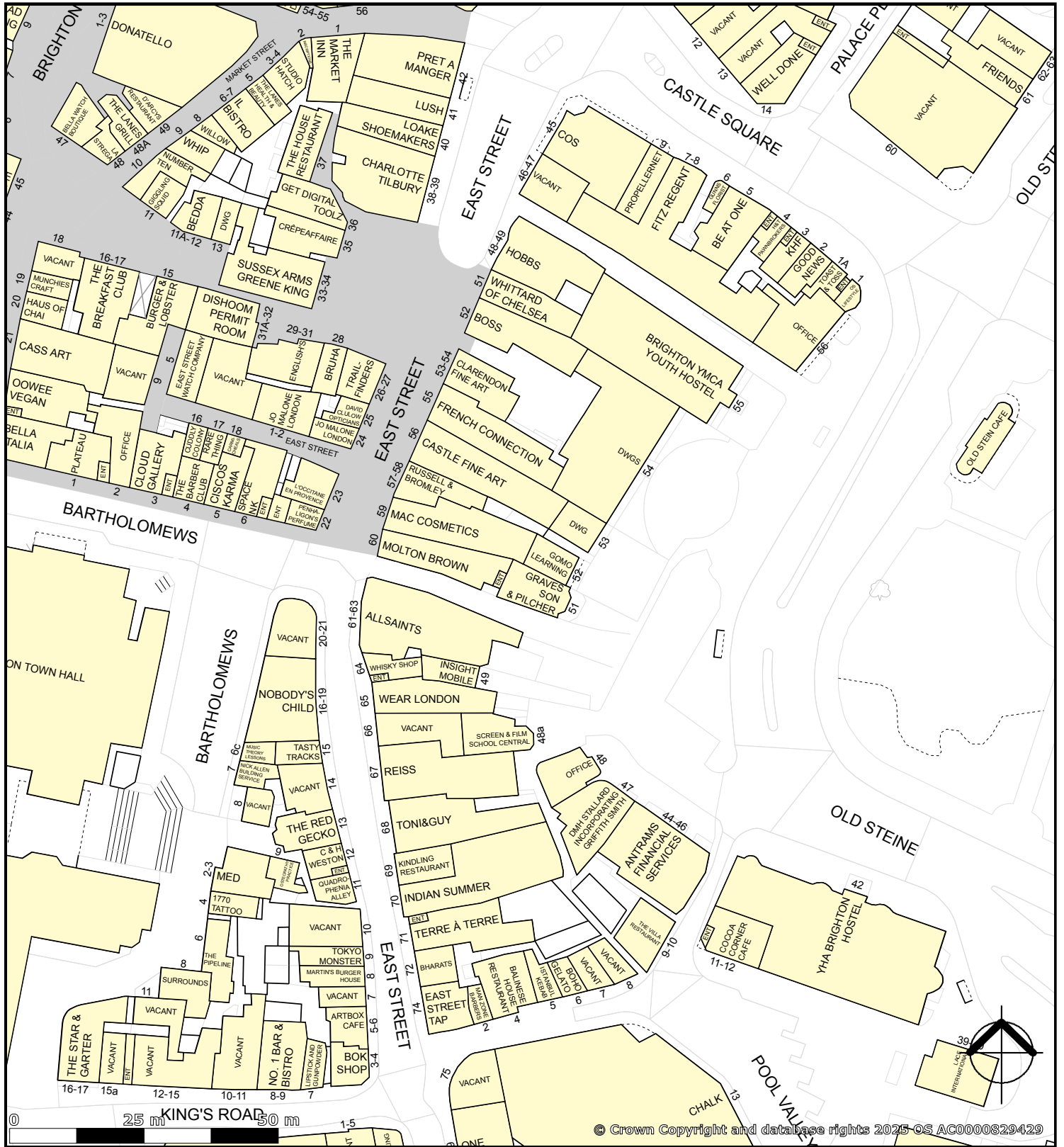
Client
 Graves Son & Pilcher LLP

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

Drawing
 Floor Plan

Scale 1:1250 & 1:100 @ A3	Dwg No S10S - 1	Drawn By JS	Date 06/11/17
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Graves Son & Pilcher, 51 Old Steine, Brighton, BN1



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