



**SHW**

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

2,267 - 5,289 SQ FT

FURNISHED OFFICE SPACE  
AVAILABLE IMMEDIATELY



01323 444444

**TO LET**

**OFFICE – 2,381 SQ FT (221.19 SQ M)**

**Lees House, 1st Floor East, 21-33 Dyke Road, Brighton, BN1 3FE**

**LOCATION**

Lees House is situated in a prominent location in the heart of Brighton City Centre. Brighton's mainline train station is approx. 7 minutes walk, with regular services to London (54 minutes to Victoria) and Gatwick Airport.

The property is within walking distance of some of Brighton's most popular attractions: the seafront, the Lanes and Churchill Square Shopping Centre.

**DESCRIPTION**

The available accommodation is located on the 2nd floor. The accommodation has been fully refurbished to provide modern, open plan office space which benefits from the following:-

- Bike storage in the basement
- Showers
- Changing facilities with lockers and vanity area
- Passenger lift
- 2 car parking spaces
- Suspended ceiling
- LED lighting
- Fully accessible raised floor with floor coverings
- 3-pipe VRF air conditioning



**RENT**

£35.00 per sq ft.

**RATES**

The rateable value from 1st April 2026 is £40,000.

**TENURE**

The office is available by way of a new lease for a term of years to be agreed.

**VAT**

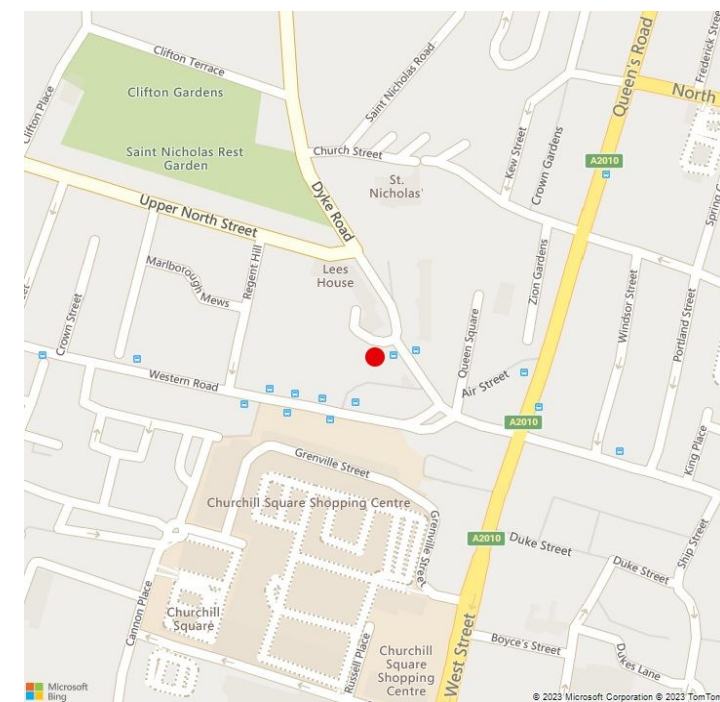
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of A.



**VIEWINGS –**

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