

PRESTIGIOUS CITY CENTRE OFFICE

678 sq. ft (62.98 sq. m)



Oakley

Your Sussex Property Expert



Office 5, 28 Kensington Street, Brighton BN1 4AJ

- Open plan ground floor office
- Situated in central Brighton
- Reception/function areas
- Immediate occupation
- Flexible terms available
- Forming part of “Lighthouse”, an arts charity for artists using digital technology

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LOCATION

The premises forms part of the 'Argus Lofts' development which sits between Kensington Street and Robert Street in central Brighton. The property was home to the Argus Newspaper for many years before being redeveloped into a mixed use regeneration scheme in the mid 2000's. Situated in the vibrant North Laine area of central Brighton, the premises are within easy walking distance of Brighton main line railway station, several public car parks, the bohemian retail and catering facilities of the North Laines and of course, Brighton seafront.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN1 4AJ**

DESCRIPTION

The Lighthouse is a charity organisation which supports artists who use digital technology in their work and helps people find routes into and succeed within the creative & cultural industries. From this central Brighton venue, they offer education and talent development programmes, commission artists to make and present new work, and produce exhibitions, talks and residencies.

The property has multiple office suites which are rented out by Lighthouse to a variety of businesses. Office 5 is a self-contained, open plan, ground floor suite which is accessed through a large, shared reception/function area which can be used by the tenants. There are no time restrictions when using the premises, and each tenant shares the communal areas including the kitchen, shower, WCs (including disabled WCs), wet room, and cycle storage. The office space has good natural light with venetian blinds, gas central heating, and suspended grid ceilings with recessed lighting. In addition, separate meeting rooms within the building are available by arrangement on a daily or half daily basis.

Lighthouse is a not-for-profit arts charity in Brighton. By renting one of the spaces, you are helping to support their artistic programme, which includes Lighthouse Young Creatives, a scheme for local young people who face barriers to participation in the creative industries.

TENURE

A new lease for a term to be agreed.

ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Office 5</i>	<i>678</i>	<i>62.98</i>

RENT

The rent is £16,940 per annum exclusive of VAT. A service charge covers all other expenditure with the exception of telephones and broadband (more details upon request).

EPC

The offices have an EPC rating of D - 86.

BUSINESS RATES

The Rateable Value for the current financial year (2025-2026) provided by the Valuation Office Agency www.voa.gov.uk is £10,500.

Since the premises have a rateable value lower than £12,000, occupiers may benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

ANTI MONEY LAUNDERING

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



David Marsh

01273 054 583

david.marsh@oakleyproperty.com



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com

Main Switchboard: 01273 688 882

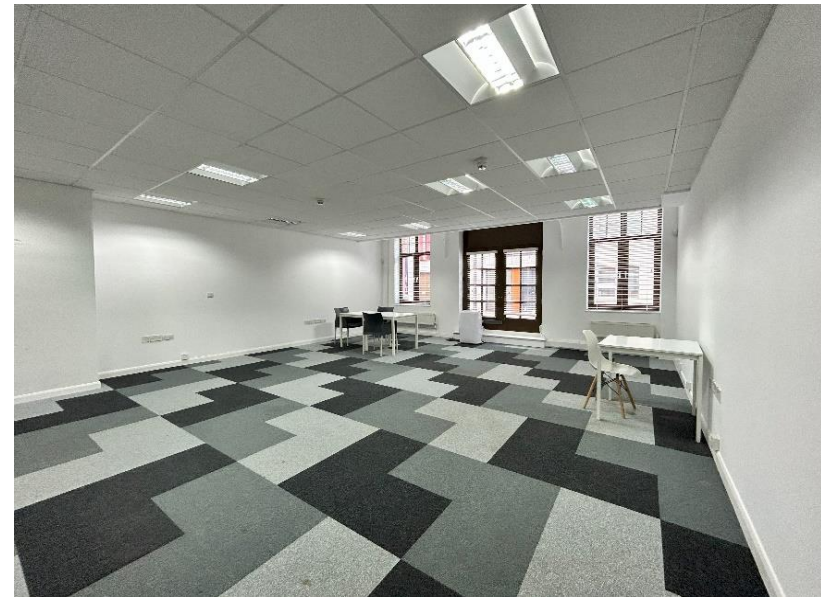
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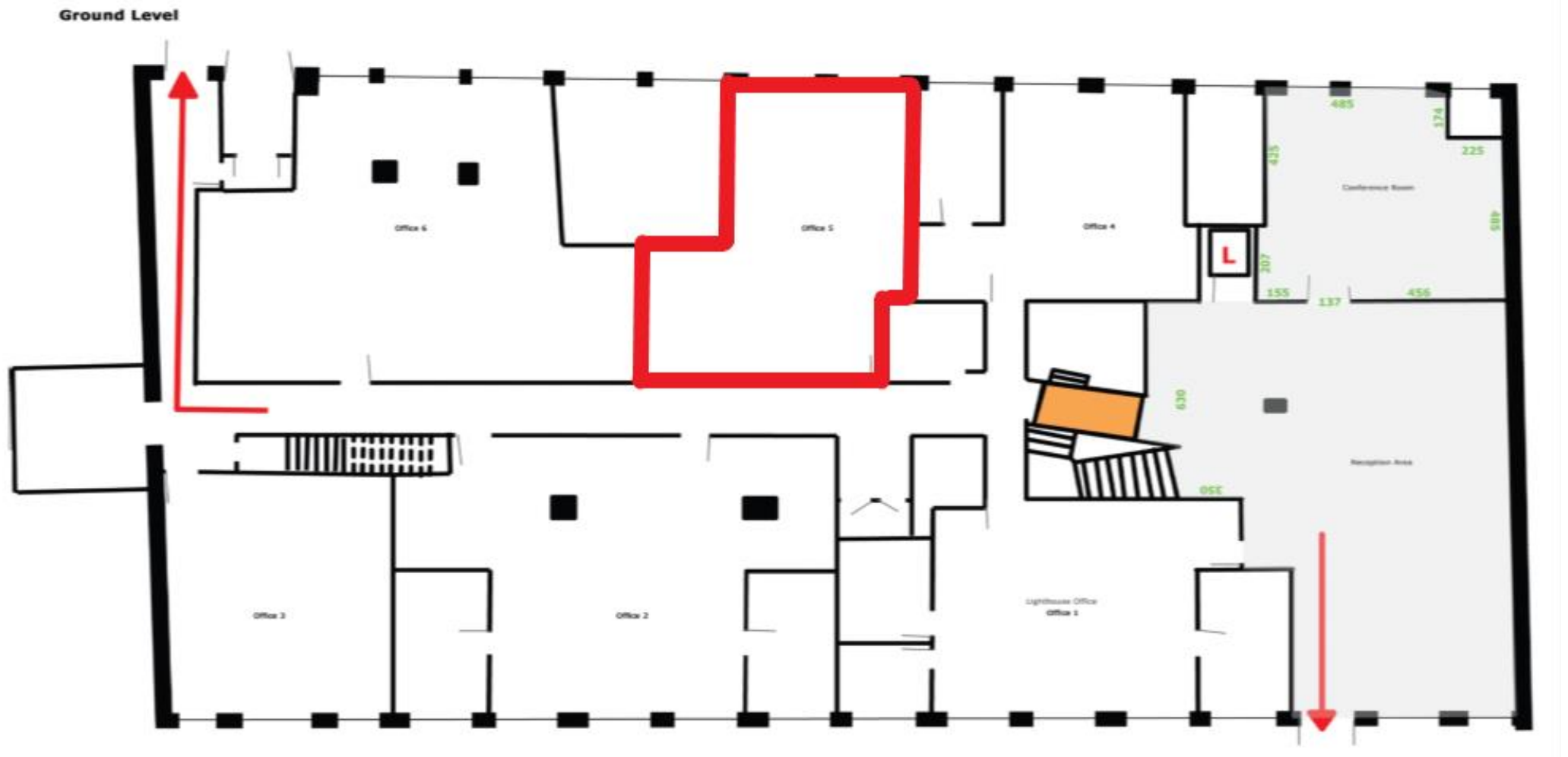


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