



TO LET

Office 4
10 Hanningtons Lane, Brighton, East Sussex, BN1 1EB



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Key Features

- Modern fitted office suite
- Prime Brighton Lanes location
- Mainly open plan accommodation
- Glazed meeting rooms / private offices
- Fitted kitchenette and breakout area
- Air conditioning
- EPC A rating
- Close to Brighton Station, seafront and city centre amenities
- Flexible terms considered
- Rent £28 psf per annum on new lease terms





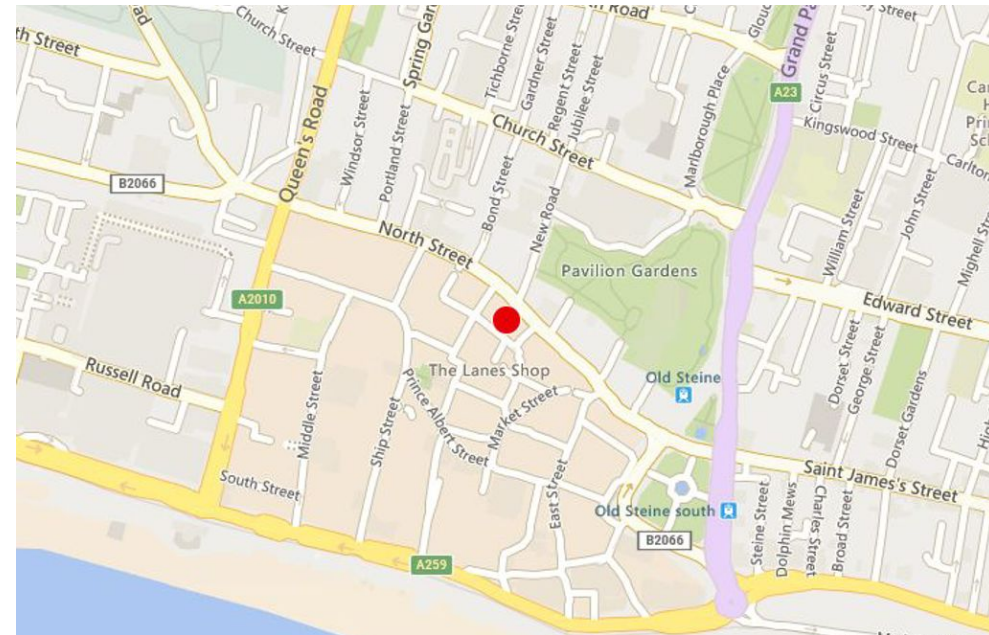
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Location & Situation

The property is situated within Hanningtons Lane, a popular mixed-use development in the heart of Brighton's historic Lanes.

Hanningtons Lane links North Street with Brighton Square and The Lanes, providing an attractive pedestrianised setting surrounded by a wide range of independent shops, cafés, restaurants and leisure amenities. The wider city centre retail offer, including Churchill Square Shopping Centre, North Laine and the seafront, are all within easy walking distance.

Brighton Station is approximately a 10-15 minute walk to the north, providing regular rail services to London Victoria, London Bridge, Gatwick Airport and the wider south coast. Numerous bus routes are available from nearby North Street and Western Road, making the property highly accessible for staff and visitors.





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Description & Accommodation

The property comprises a modern first floor office suit within the Hanningtons Lane development, a popular mixed-use destination in the heart of Brighton's historic Lanes.

The suite is arranged to provide bright, open plan office accommodation with a modern existing fit-out, including glazed partitioned meeting rooms, a fitted kitchenette and informal breakout space. The accommodation benefits from air conditioning, LED lighting, carpeting, perimeter trunking and excellent natural light.

The suite is available with existing furniture in situ, offering occupiers the opportunity to take occupation with minimal upfront fit out costs.

The property is ideally positioned within Brighton city centre, surrounded by independent retailers, cafés, restaurants and major retail amenities. Brighton Station, Churchill Square Shopping Centre and the seafront are all within easy walking distance.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Office 4, 2nd Floor	1,101	102.28
Total	1,101	102.28





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Rateable Value

Rateable Value (2026): £21,250

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of A (23) (expiry date - 09/07/2029).

Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





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Terms

The property is available to let by way of a new lease for a term to be agreed at a commencing rent of £28 psf per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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26 May 2026





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