



TO LET

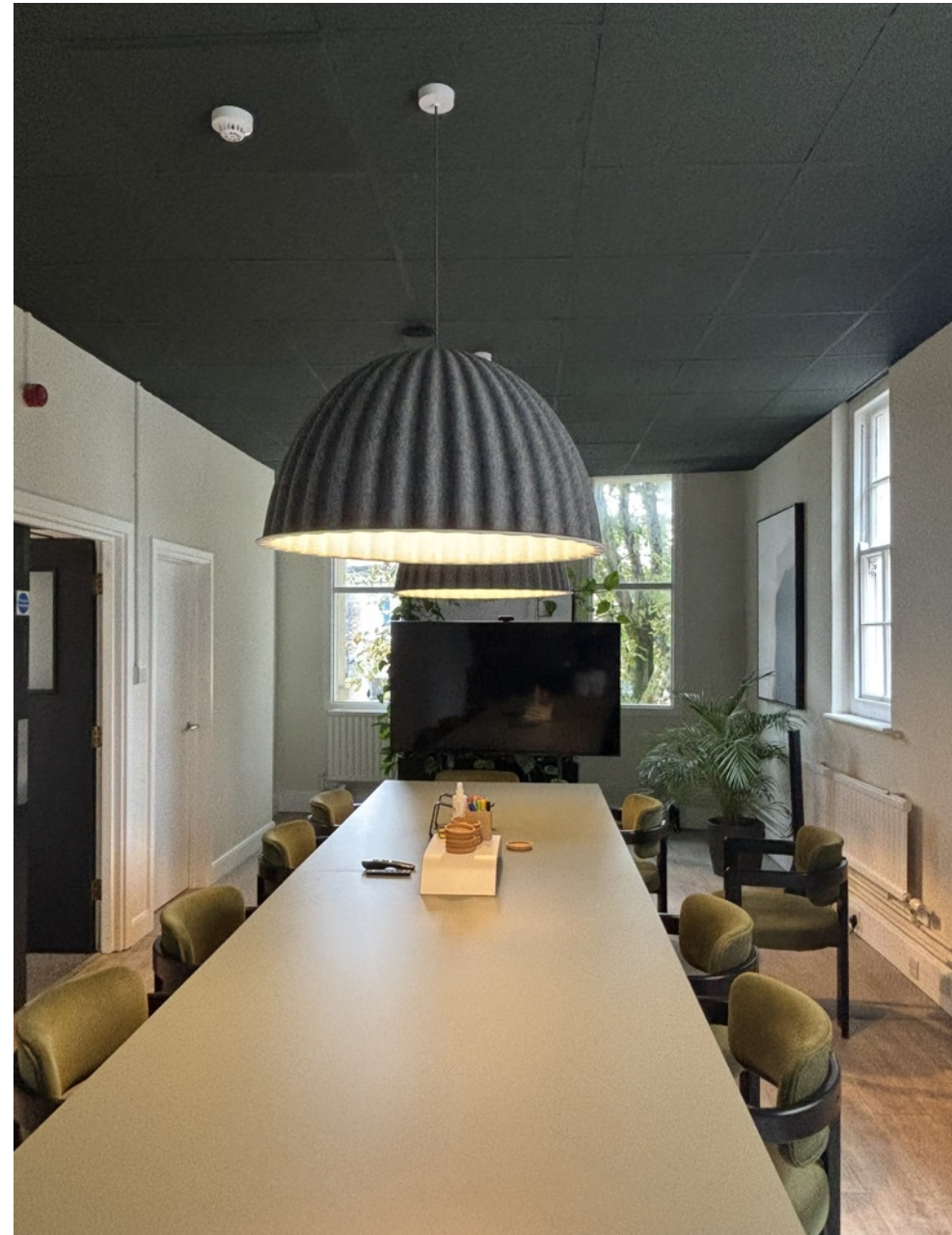
**130A Western Road
Brighton, East Sussex, BN1 2LA**



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Key Features

- Prominent corner building above Waitrose on Western Road
- Self-contained second floor office suite
- High specification fit out throughout
- Mix of open plan workspace and meeting rooms
- Fully fitted kitchen and breakout area
- Excellent natural light
- Close proximity to Brighton seafront and city centre amenities
- Suitable for a wide range of office occupiers
- Ready for immediate occupation
- Rent £40,000 on new lease terms





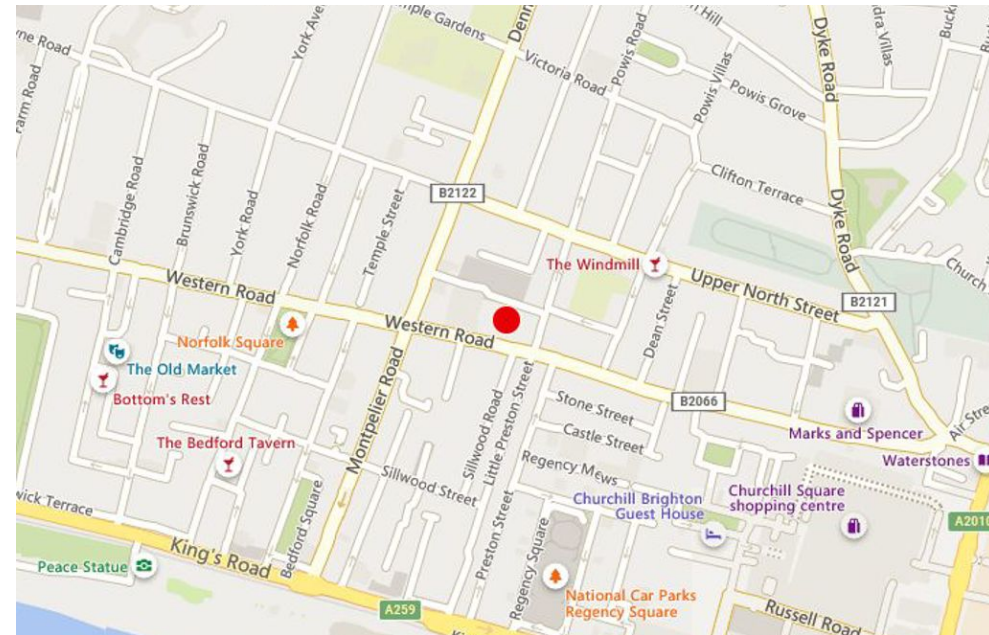
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Location & Situation

Brighton & Hove is a vibrant, well connected city on the South Coast, renowned for its exceptional quality of life and strong commercial base. The city boasts a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive destination for businesses across the creative, digital, professional and financial sectors.

The property occupies a prominent position at the junction of Western Road and Montpelier Road, partially situated above the Waitrose supermarket. There are numerous bus routes serving the area, with Brighton city centre approximately 0.3 miles (around a 6 minute walk) away.

Brighton railway station is approximately 0.9 miles (20 minute walk), and the seafront is just a few minutes' walk from the property.





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Description & Accommodation

The property comprises the second floor of a prominent corner office building arranged over two storeys.

Internally, the accommodation is presented to a high standard and configured as a self-contained office suite. Accessed via an internal staircase, the space provides an attractive mix of open plan workspace and a variety of meeting rooms positioned to the south. The northern suite features a fully fitted kitchen and breakout area, creating an inviting and collaborative working environment.

WC facilities are located within the second floor lobby.

Overall, the property offers a versatile layout with modern finishes throughout, providing a ready to occupy workspace ideal for creative, digital, or professional occupiers seeking modern offices in a busy Brighton location.

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

Area	Sq Ft	Sq M
2nd Floor	2,187	203.17
Total	2,187	203.17





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Rateable Value

Rateable Value (2023): £26,250

EPC

We understand the property has an EPC rating of C (74).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore 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 and at a rent of £40,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

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24 October 2025

