



TO LET

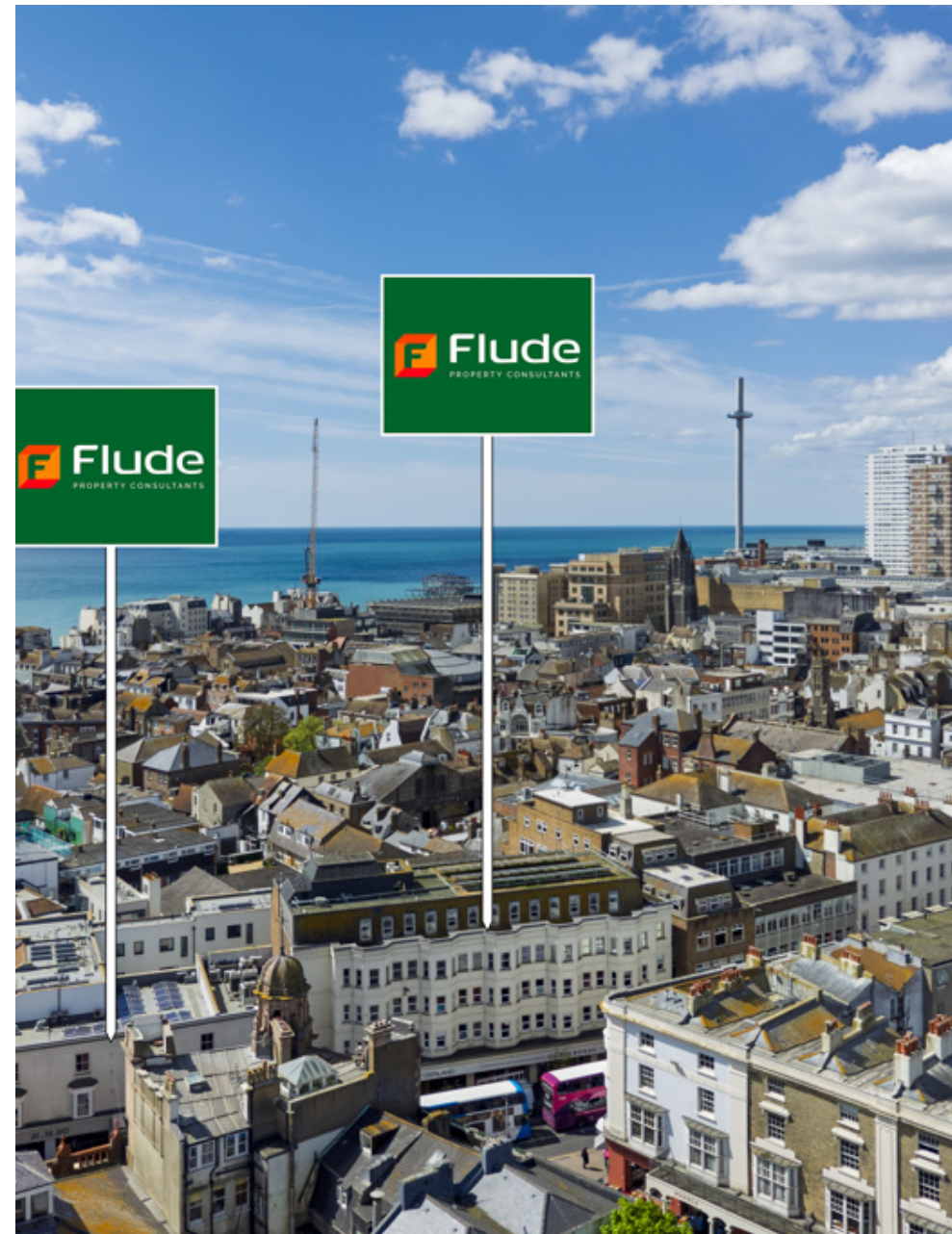
Huntingdon House 20 North Street
And 20A North Street, Brighton, East Sussex, BN1 1EB



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Key Features

- High specification office space
- Central Brighton location on North Street
- Newly refurbished
- Kitchenette and WC facilities
- Meeting rooms and break out areas
- Ready for immediate occupation
- New lease terms quoting £28 psf
- Two passenger lifts
- Air conditioning
- Located close to Brighton station



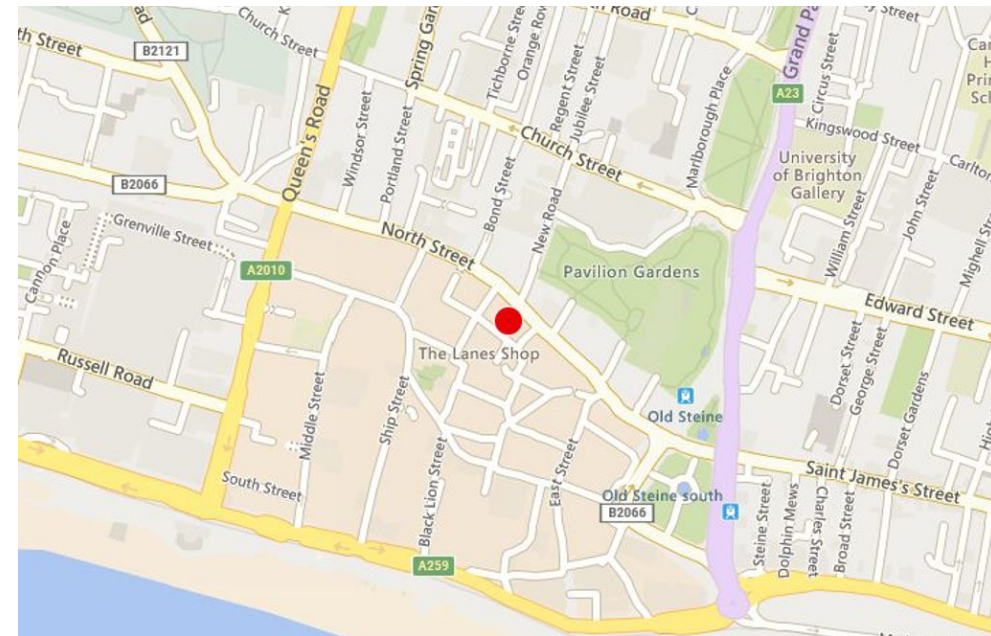


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Location & Situation

Huntingdon House occupies a highly prominent position on North Street, one of Brighton's principal thoroughfares linking the city centre with the seafront.

The property benefits from immediate access to a wide range of amenities including cafes, restaurants and national retailers, with Brighton Railway Station within a short walking distance providing direct services to London and the wider region.





Description & Accommodation

The property comprises the first and third floor offices arranged across Huntingdon House and the adjoining 20a North Street, providing a mix of open plan workspace with meeting rooms and a modern kitchen/breakout area.

The space has a generous floor to ceiling height and benefits from LED lighting, raised access floor and energy efficient air conditioning. It also has its own WC and shower facilities. Externally, is a shared secure bike store.

The available space has been recently refreshed in parts and presents well, offering occupiers the opportunity to secure a central Brighton base with flexibility around layout and configuration. The accommodation would suit a variety of occupiers including creative, media, professional and growing businesses seeking a presence in the city centre.

The premises are fitted to a modern specification, including:

- Raised floors
- Open plan
- Air conditioning
- LED lighting
- Male and female WCs
- Two passenger lifts
- Suspended ceiling

The accommodation has the following approximate floor areas (IPMS-3):

Area	Sq Ft	Sq M	Status
1st Floor, 20a North Street	3,462	321.62	To Let
3rd Floor, Huntingdon House, North St	4,280	397.61	To Let
Total	7,742	719.23	





Rateable Value

Rateable Value (2026):

1st Floor - £46,750 - Occupiers will pay approximately 43% of this per annum.
3rd Floor - £74,500 - Occupiers will pay approximately 48% of this per annum.

EPC

We understand the property has an EPC rating of B (31).

Planning

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

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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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 quoting rent of £28 per sq ft per annum exclusive.

A service charge is in place covering the cost of cleaning, heating, lighting and maintaining the common parts. Full details are available on request.

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.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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11 May 2026





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