



FOR SALE

Ground Floor Office, Unit C1 & C2
22-23 Kensington Gardens, Brighton, East Sussex, BN1 4AL



Key Features

- Fully fitted and contemporary style workspace
- Forming part of the landmark Argus Lofts building in the North Laine area of Central Brighton
- Located over the ground floor providing open plan / fitted workspace
- Air conditioning
- Fitted kitchen, meeting rooms and break out area
- Suspended LED lighting
- Exposed services
- Ready for immediate occupation
- Long leasehold interest for sale
- Offers in excess of £550,000





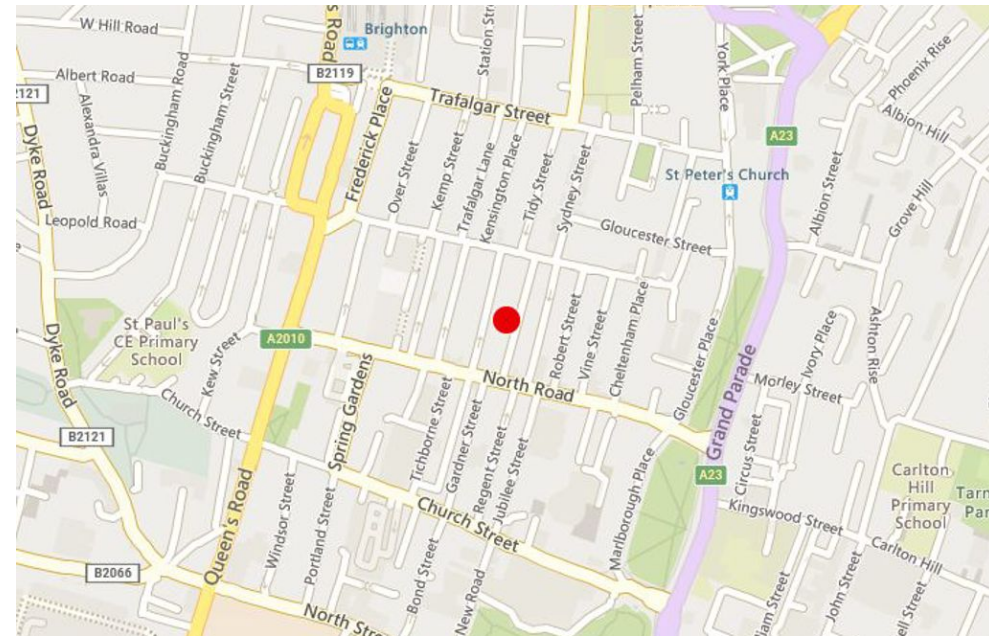
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Location & Situation

The subject property is located in the vibrant North Laine area of central Brighton, and within easy walking distance of Brighton railway station.

The premises are arranged over the ground floor of the former Argus print works building, and which has since been extensively redeveloped into a mixed-use property, with a combination of business space, retail space and residential accommodation on the upper floors.

The unit is accessed via double entrance doors leading onto Kensington Street.





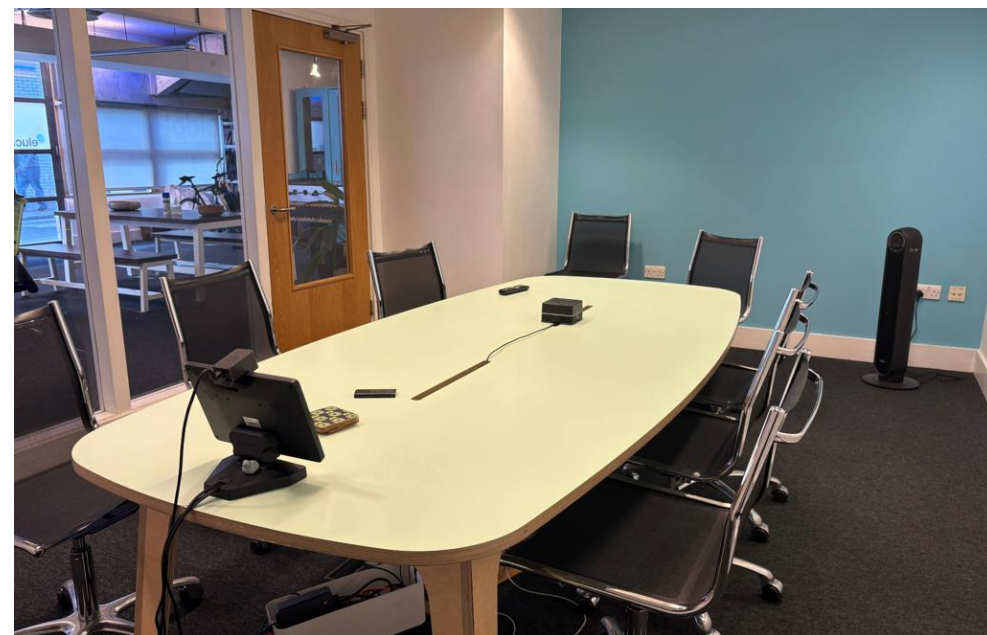
Description & Accommodation

Internally the unit is configured to provide modern open plan workspace, with rear section of the office having been segmented into a series of smaller rooms, including a conference room, server room, W/Cs and fitted kitchen, with break out area and male & female WC's and shower. There is also a partitioned store room and server area.

The space benefits from a modern fit out to include exposed services, raised access flooring, an HVAC system providing both heating and cooling, and lighting provided via suspended LED strip lights.

We have measured the premises and set out the Gross Internal Area (GIA) as follows:

Area	Sq Ft	Sq M
Ground Floor - Offices	2,381	221.19
Ground Floor - Electrical Cupboard	31	2.88
Total	2,381	221.19





Rateable Value

Rateable Value (2026): £49,000

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of C (expiry date - 04/10/2032).





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Terms

Available by way of the sale of our clients long leasehold with approximately 103 years unexpired. Offers in excess of £550,000

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

