



TO LET

8 Arundel Place
Kemp Town, Brighton, East Sussex, BN2 1GD



8 Arundel Place
Kemp Town, Brighton, East Sussex, BN2 1GD

Key Features

- Attractive mews style office building
- Arranged over ground and first floor
- Fitted to a high standard throughout
- Impressive board room with additional meeting rooms
- Air conditioning
- Mixture of open-plan offices, private offices and meeting rooms
- Desks, furniture and meeting booths potentially available
- Fitted kitchens, breakout areas and shower facilities
- Off-street parking and loading area
- Close to the seafront, Brighton Marina and local amenities





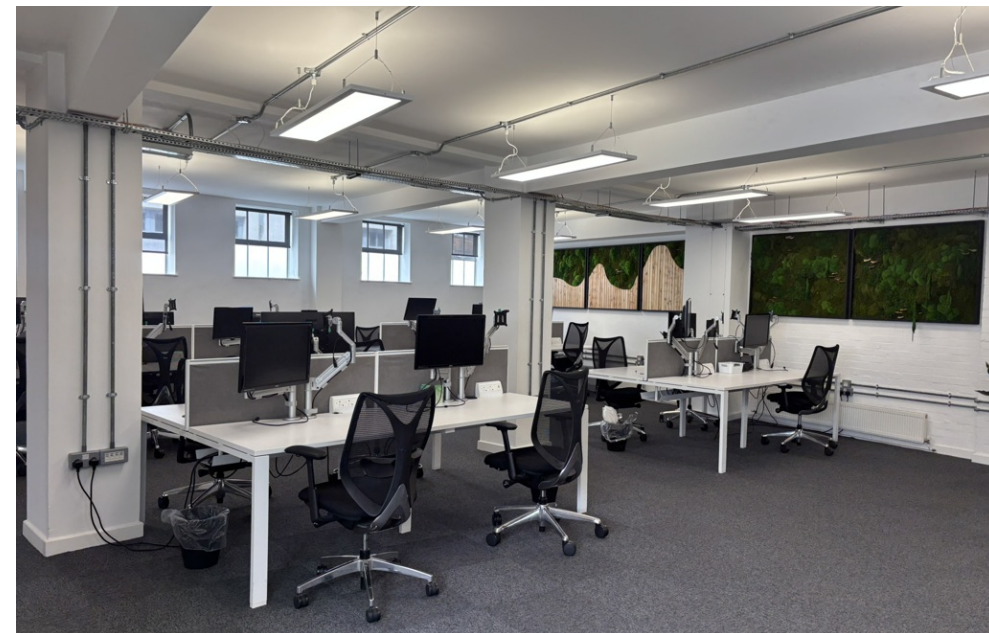
8 Arundel Place
Kemp Town, Brighton, East Sussex, BN2 1GD

Location & Situation

Arundel Place is situated in the Kemp Town area of Brighton, immediately off Eastern Road and close to the junction with the A259 coast road. The location provides convenient access east towards Brighton Marina, Rottingdean and Newhaven, and west towards central Brighton and Hove.

The property is within a short walk of Brighton seafront, Brighton Marina and the newly regenerated Black Rock area. Brighton Marina provides a wide range of shops, restaurants, cafés, leisure facilities and a large supermarket, while further local amenities are available along Eastern Road and within Kemp Town village.

Regular bus services operate along Eastern Road and Marine Parade, providing connections to Brighton city centre, Brighton railway station and surrounding areas. The property is also well placed for access to the A27 via Wilson Avenue and the A270 Lewes Road.





Description & Accommodation

8 Arundel Place comprises an attractive, self-contained two storey office building occupying a corner position within a character mews setting.

The accommodation is arranged over the ground and first floors and provides a mixture of open plan office space, private offices and meeting rooms. The building is fitted to a high standard and benefits from air conditioning, gas central heating, structured data cabling and electronic access control.

A particular feature is the sizeable ground floor stockroom, with double width doors opening directly onto the parking and loading area. The property would therefore suit an office occupier requiring additional storage, dispatch or light distribution space.

Further amenities include fitted kitchens, breakout areas, integrated storage, meeting booths, male and female WCs, and shower and changing facilities.

Off-street parking is provided, while desks, furniture and meeting booths may also be available, offering a potential plug and play solution.

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

Area	Sq Ft	Sq M
Ground Floor	1,690	157
First Floor	1,327	123.28
Total	3,017	280.28





8 Arundel Place
Kemp Town, Brighton, East Sussex, BN2 1GD

Rateable Value

Rateable Value (2026): £23,500

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of B (expiry date - 23/08/2032).

Planning

We understand that the premises benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 2020.





8 Arundel Place
Kemp Town, Brighton, East Sussex, BN2 1GD

Terms

The property is available to let by way of a new lease for a term to be agreed at a quoting rent of £69,000 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:

Ed Deslandes
e.deslandes@flude.com
01273 740396

Nick Martin
n.martin@flude.com
01273 740381

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

30 July 2026





8 Arundel Place
Kemp Town, Brighton, East Sussex, BN2 1GD

