Flude
PROPERTY CONSULTANTS

FLEXIBLE OFFICE SUITES FROM C. 2,000-5,000 SQ FT
GENEROUS PARKING AND MANNED RECEPTION



TO LET

Telecom House, 125-135 Preston Road
Brighton BN1 6AF

Key Features

- Self-contained office suites from c. 2,000 - 5,000 sq ft
- Arranged over part 4th and 5th floor
- Currently fitted throughout as offices with manned reception area and various meeting & board room facilities
- Three passenger lifts to all floors
- DDA complaint access
- Car parking supplied at 1:489 sq ft ratio
- Cycle parking facilities
- Available to let on a new lease from £17.50 psf exclusive
- Flexible terms considered





Location

Telecom House is situated on the western side of Preston Road, at the southern end of Preston Park.

Preston Road is the main out of town office district within Brighton and Hove and is the main arterial road into Brighton city centre. Other major office occupiers nearby include NatWest, Riverstone and Crunch Accounting.

Brighton railway station and the city centre are within a mile to the south west of the property.

The mainline railway station provides a service to local destinations and to London (direct to both Victoria and London Bridge).



Description

Telecom House is a purpose built office property constructed in the early 1980s. It provides office accommodation in four wings, arranged around a central courtyard. The northern wing is arranged on ground and eight upper floors whilst the remaining wings are arranged over ground and three/four upper floors.

Accommodation

Telecom House offers flexible office accommodation with an excellent level of on-site amenities, generous car parking and views across Preston Park from select suites.

Specification & Amenities

- Manned ground floor reception
- On-site coffee bar – Coffee by FIKA
- Generous car parking provision (approx. 1 space per 500 sq ft)
- Cycle parking facilities
- Excellent natural light
- Views across Preston Park from select suites
- Air conditioning
- Three passenger lifts
- Suspended ceilings with recessed lighting
- Three-compartment floor trunking
- Carpeted throughout

The accommodation has the following approximate Gross Internal Area (GIA):

Description	Sq Ft.	Sq M
4th Floor West	5,115	475.18
5th Floor East	2,167	201.31
Total	**7,282**	**676.49**





(CGI) - For Illustrative Purposes Only

Rateable Value

4th Floor West - Rateable Value (2026): £80,000

5th Floor East - Rateable Value (2026): £37,750

EPC

We understand the property has an EPC rating of C (75)

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.

Terms

The premises are available to let either as a whole or in part, and by way of a new full repairing and insuring lease or leases for a term to be agreed and at a guide rent of £17.50 psf exclusive.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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

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Further Information

All enquiries should be directed to the sole agents, Flude Property Consultants.

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