



TO LET

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



Key Features

- Self-contained office suites from c. 2,000 sq ft – 5,000 sq ft
- Arranged over Ground, 4th, 5th, 7th and 8th floors
- Currently fitted throughout as offices with manned reception area and various meeting & board room facilities
- Ground Floor East suite of interest to yoga & fitness studio operators – opportunity for self-contained access
- Air-conditioned
- 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





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 The Pensions Regulator.

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.





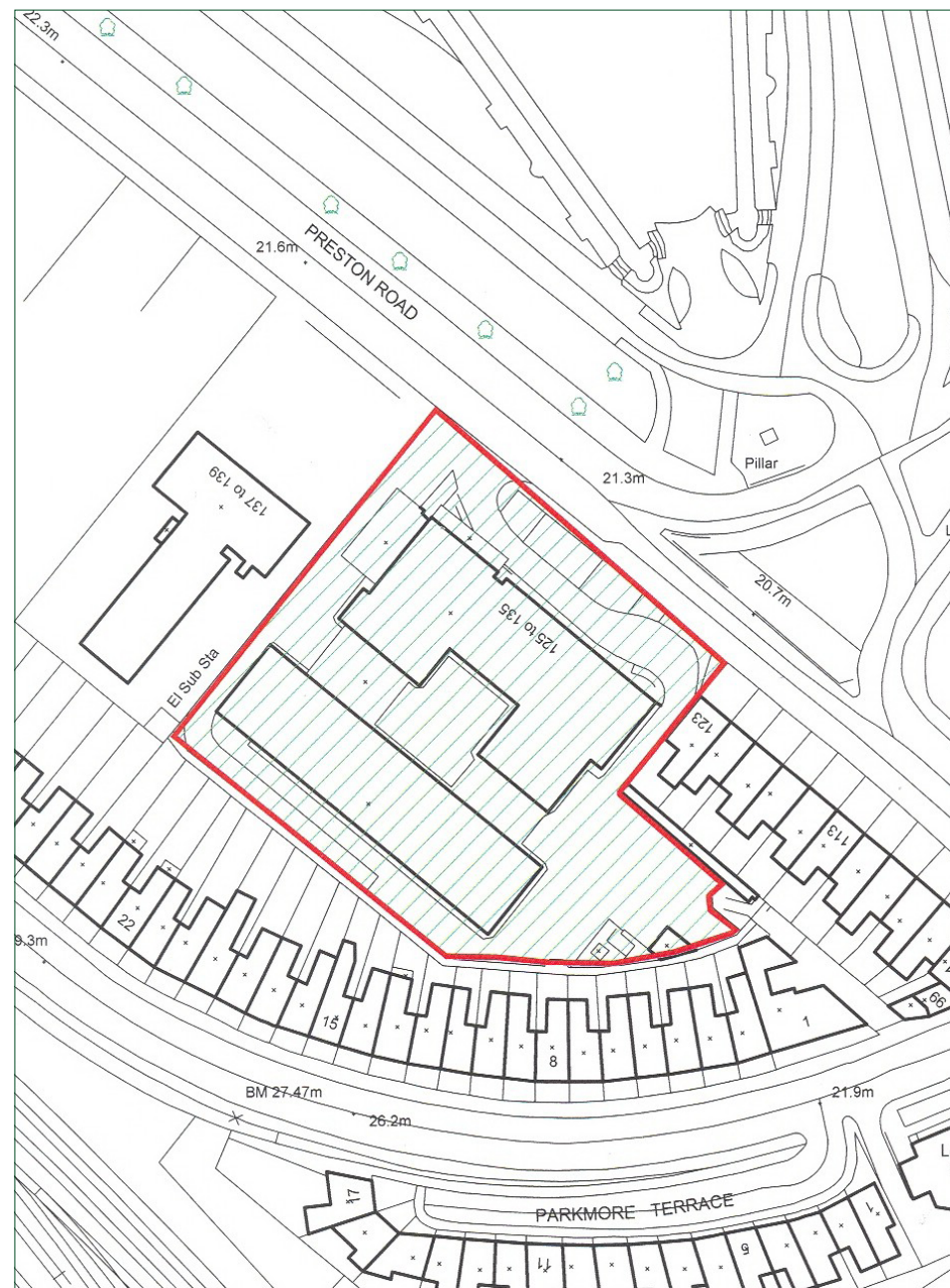
Accommodation

The accommodation comprises of the following:

Suite	Sq Ft	Sq M	
Ground Floor East	5,610	521.19	Available
4th Floor West	5,115	475.19	Available
5th Floor East	2,167	201.32	Available
7th Floor West	2,553	237.18	Available
8th Floor West	2,578	239.50	Available
Total	18,023	2,160.38	

Property Specifications

- Ceiling mounted air conditioning
- Cassettes fitted to some areas
- Suspended ceilings
- Recessed Category II lighting
- Three compartment floor trunking
- Three passenger lifts
- Excellent car parking at 1 space to 489 sqft
- Carpeting
- Proposed coffee bar in ground floor reception
- Views over Preston Park
- Excellent natural light





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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.

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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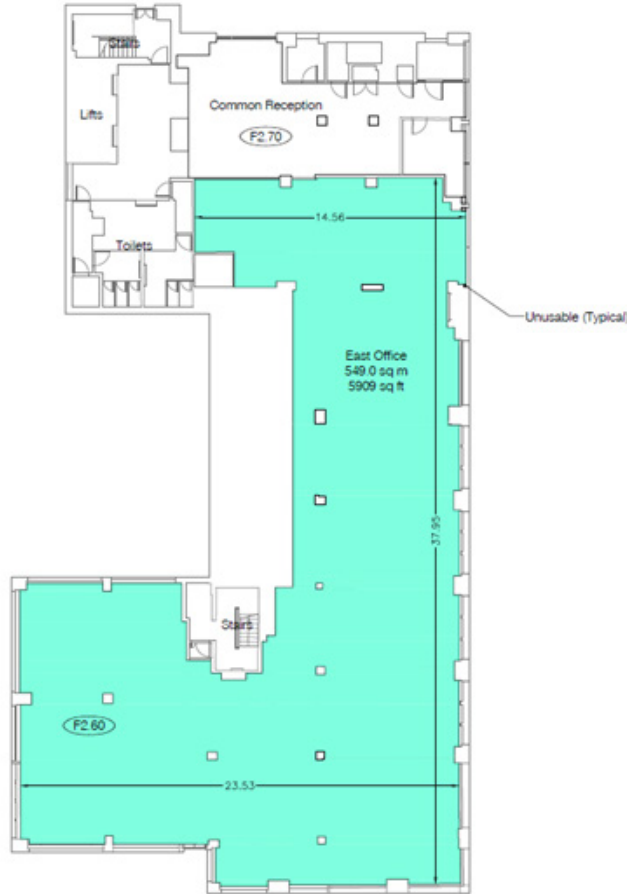
www.flude.com

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

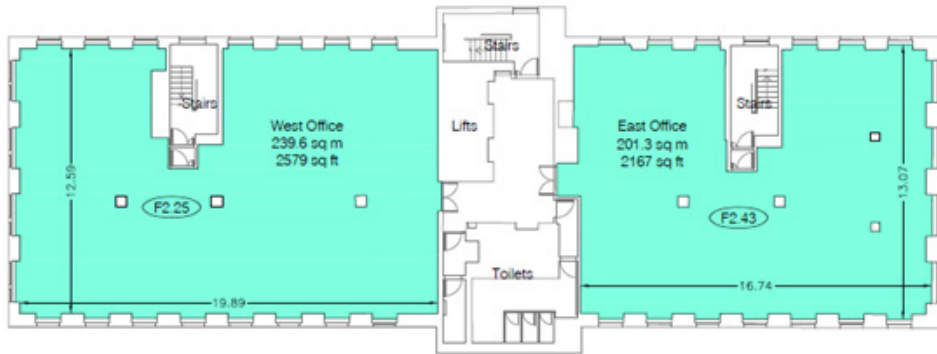




GROUND FLOOR PLAN



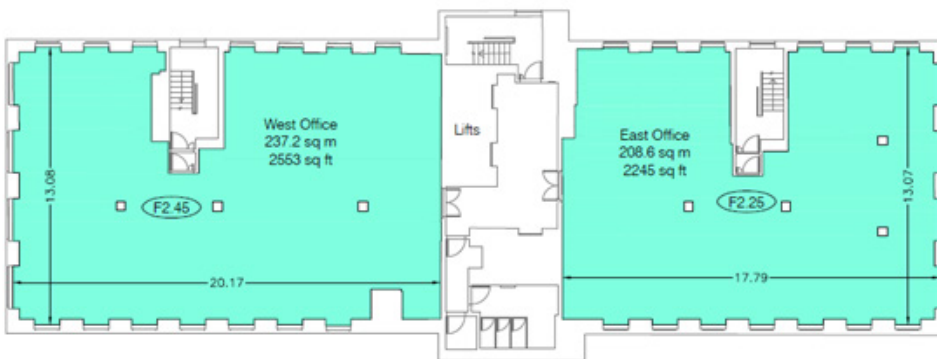
FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



EIGHTH FLOOR PLAN



SEVENTH FLOOR PLAN