



**TO LET**

**30 New Road  
Brighton, East Sussex, BN1 1BN**





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## Key Features

- Superbly fitted city centre offices
- Providing self contained accommodation arranged over 4 floors
- Complete with a suite of fitted meeting rooms
- Newly fitted kitchen, WC and shower facilities
- High speed broadband connectivity
- Available by way of a new lease
- No service charge
- Situated within 10 minutes' walk from Brighton Station





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## Location & Situation

Brighton & Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional and financial sectors.

The property is situated on New Road, at its junction with North Street. This is located directly opposite the Theatre Royal and moments from the Royal Pavilion. The property lies on the western edge of the North Laine area, just 0.3 miles south of Brighton Station and 0.4 miles north of the seafront.







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## Description & Accommodation

The property comprises an attractive Grade II Listed office building arranged over three storeys with additional basement accommodation.

Internally, the building is configured as a self-contained office, fitted to a high standard throughout. The ground floor opens into a well presented reception area, leading through to a kitchen and breakout space at the rear.

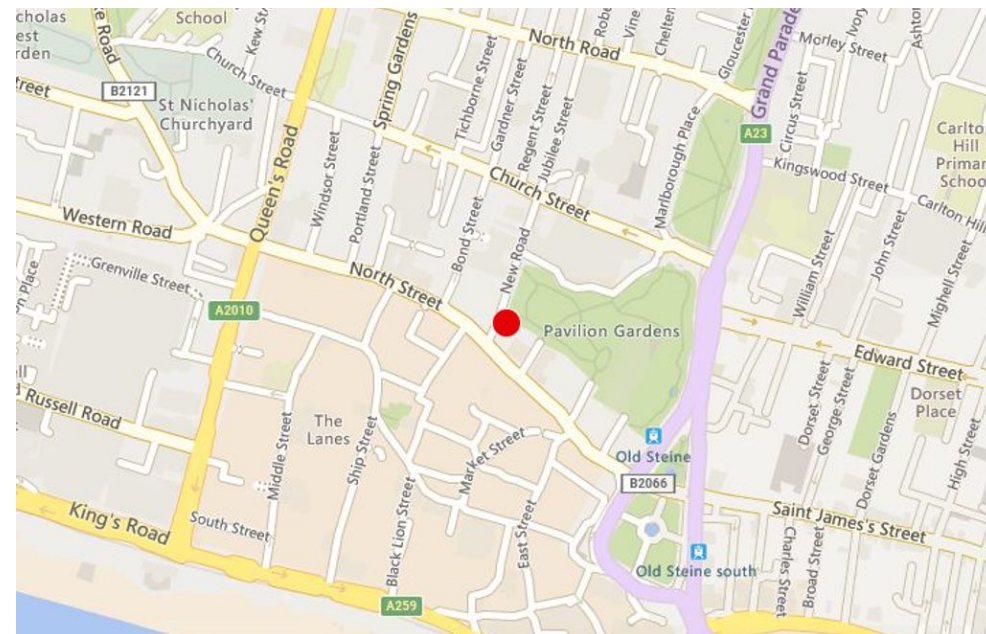
The first floor provides a variety of meeting rooms in different sizes, while the second floor is laid out as open plan office accommodation with a kitchenette.

The basement level offers further storage, breakout areas, and meeting room space, along with WC and shower facilities.

In total, the property offers a versatile mix of open plan workspace, meeting rooms, kitchen facilities, breakout areas, and amenities, suitable for a range of occupiers.

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

Area	Sq Ft	Sq M
Ground Floor	863	80.17
First Floor	598	55.55
Second Floor	1,006	93.46
Basement	427	39.67
Total	2,894	268.85







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## Rateable Value

Rateable Value (2023): £36,250

## EPC

A copy of the EPC is available upon request.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





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## Terms

Available by way of a new lease for a term to be agreed and a rental of £75,000 per annum exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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19 August 2025

