



**PURPOSE BUILT OFFICE  
BUILDING FOR SALE**

**PART LET / PART VACANT**

**57,329 SQ FT /  
5,326 SQ M**

**Bartholomew  
House**  
Bartholomew Square,  
Brighton, BN1 1JE

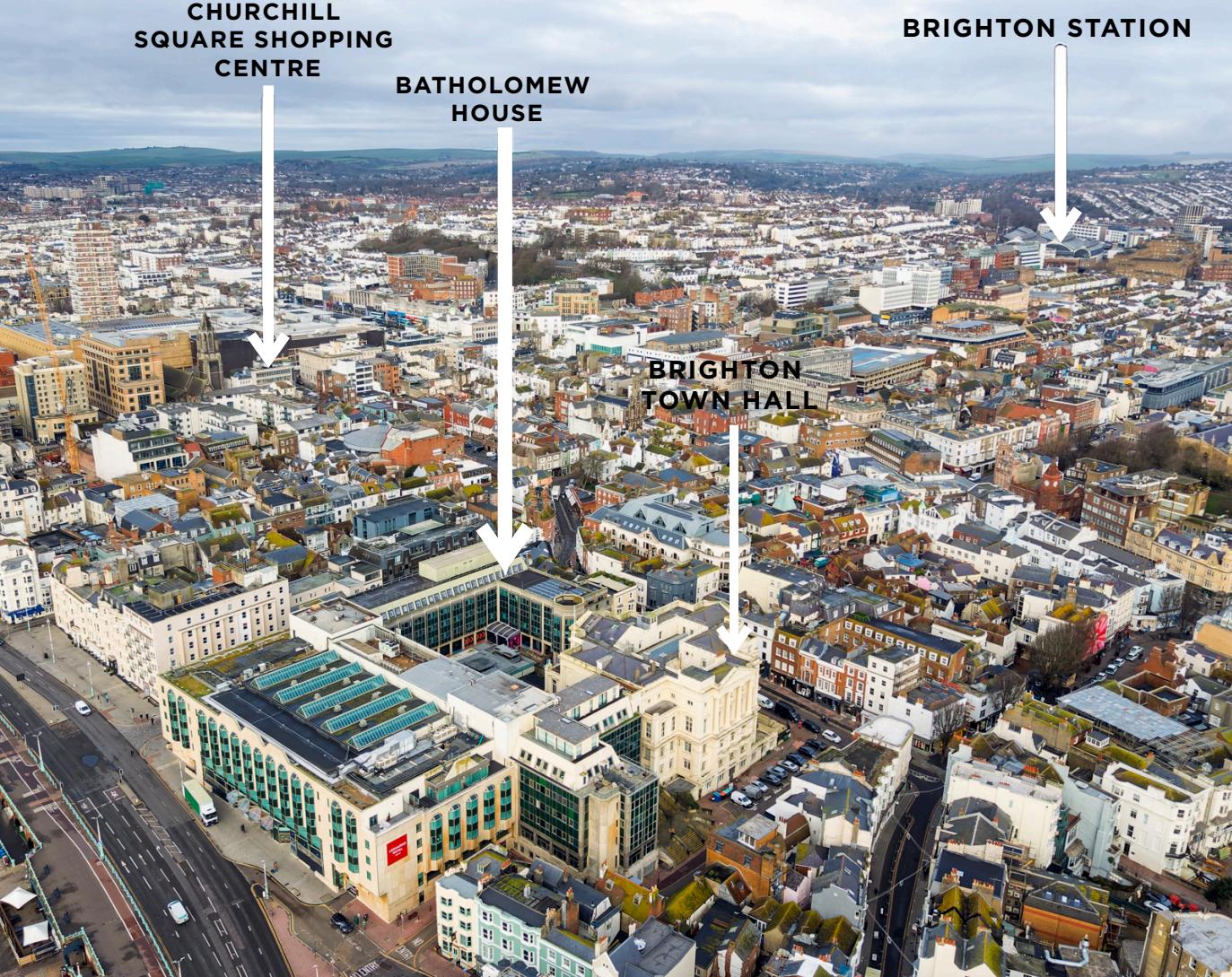
# Description & Accommodation

The property comprises an L shaped purpose built office and retail block. Forming part of the wider Bartholomew Square development undertaken, we understand, in the mid 1980s.

The wider development includes a hotel fronting on to the seafront, an underground car park and a public square.

Floor plans are available on the [Dataroom](#).

Floor	Client Provided GIA		VOA NIA	
	Sq Ft	Sq M	Sq Ft	Sq M
Ground	8,783	816	7,864	730
First	14,047	1,305	12,852	1,194
Second	14,079	1,308	12,852	1,194
Third	13,218	1,228	11,826	1,099
Fourth	7,201	669	5,711	503
<b>Total</b>	<b>57,329</b>	<b>5,326</b>	<b>51,107</b>	<b>4,747</b>



Under floor trunking



Perimeter heat panels



A mix of carpets, vinyl and hard floor finishes



LED Lighting



Suspended ceilings



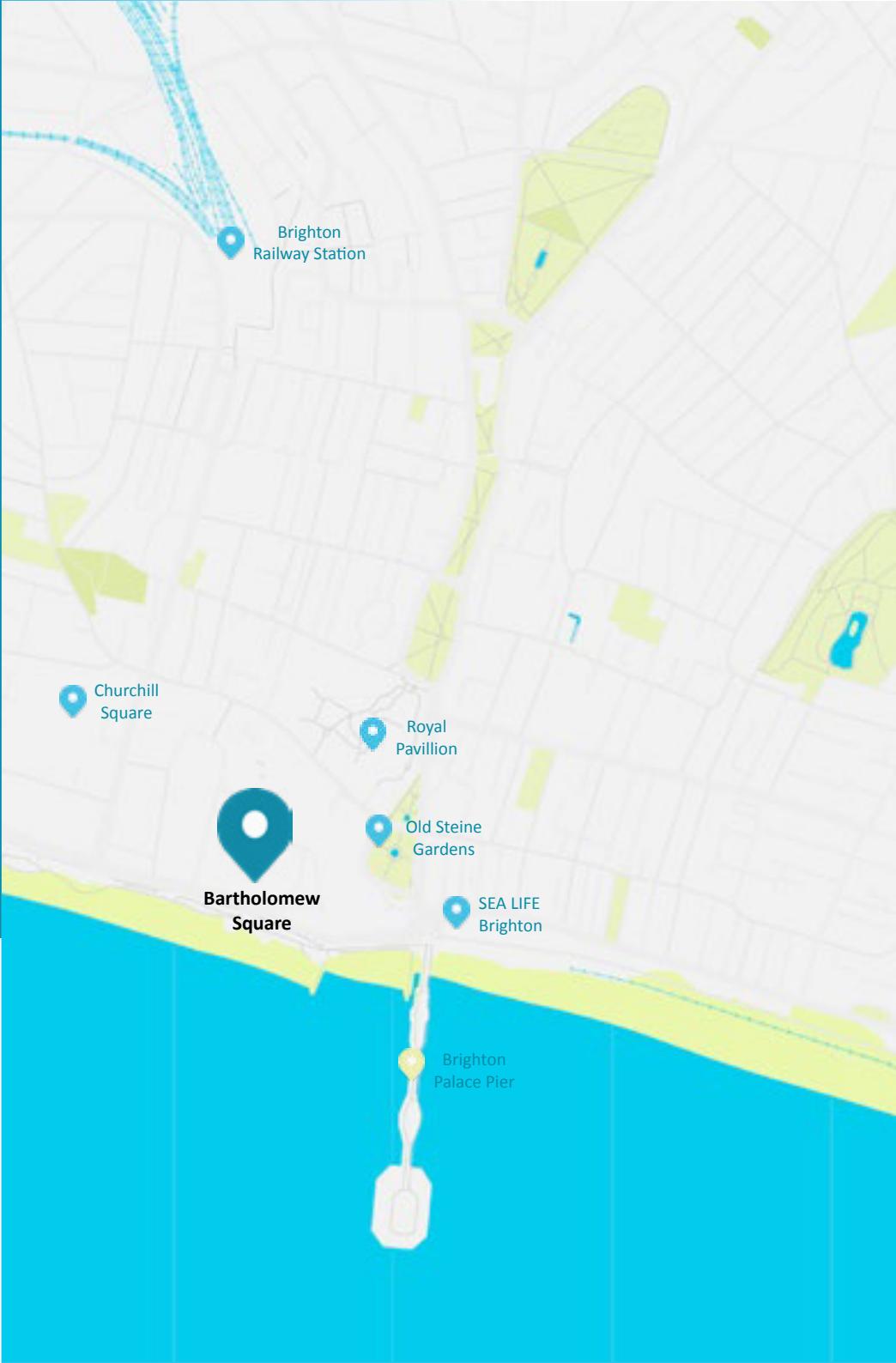
Partial air conditioning



Male & female WCs to each floor



Solar Panels to the roof



## Location

Located in the heart of the Lanes in central Brighton, the property forms part of Bartholomew Square, a busy and vibrant pedestrianised public square that is home to Brighton Town Hall, and situated within close proximity of Brighton seafront and the Palace Pier.

The city enjoys excellent connectivity, with links to Gatwick Airport and London via the A23/M23 and to the city of Portsmouth via the A27. Brighton railway station is located approximately 0.6 miles to the north, providing frequent direct services to London Victoria, London Bridge (approx 1 hour) and Gatwick Airport (30 minutes) and onward connections beyond.

## Key Features



Modern purpose built office building - built in the mid 1980s



City centre location within the historic lanes overlooking Bartholomew Square



Excellent potential to let vacant space or to pursue alternative uses (subject to planning)



To be sold on a new long lease at a peppercorn ground rent and with a wide user clause



Offers invited in the region of £5 million



Part let and income producing and part vacant



**BARTHOLOMEW  
HOUSE**

**BRIGHTON  
TOWN HALL**



## About Brighton

Brighton & Hove is a vibrant, cosmopolitan seaside city located on the south Coast of England, famous for its 6-mile pebble beach, iconic Palace Pier and Regency architecture.

The city is a premier UK tourist destination, benefiting from over 11.8 million visitors annually, and well recognised for its eclectic mix of high end, mass market and boutiques retailers, together with a vast array of restaurants and a vibrant nightlife scene.

Sometimes referred to as “London by Sea” it is a bustling, diverse hub with a highly qualified and creative population of approximately 278,000 people, and well known for its creative and eco-conscious culture. The city has a large student population, and is home to two universities and numerous language schools and other specialist educational establishments.

Brighton is regarded as one of the key South East office markets benefiting from excellent transport links, a strong traditional occupier base and a well-established digital, tech and creative sector, with a plethora of digital advertising and marketing agencies, design and gaming studios.

The supply of office space in the city is categorised by a lack of good quality Grade A office space, and with limited scope to increase supply owing to development constraints, physical geography and pressure from alternative use values.

Major employers include the European Headquarters of American Express, Legal & General, BUPA, Octopus Energy and a growing tech sector, supported by a mix of large corporations and a high number of micro-businesses.



## Tenancy

The ground, 1st & 2nd floors are offered with vacant possession. The 3rd and 4th floors are leased by Freedom Works Ltd on FRI terms from 08/01/2024 to 07/01/2039.

The base rent is £122,422 per annum increased annually in line with RPI. There is an additional turnover rent.

The service charge contribution is fixed at £122,422.50 per annum increasing annually by 2%. There are mutual break options in Jan 2029 & Jan 2034 subject to 12 months prior notice.

A copy of the lease is available on the [Dataroom](#).

## Rates

Description	Current RV	1/4/2026 RV
Ground 1st & 2nd floors Bartholomew House & 7-9, Bartholomew Square, Brighton, BN1 1JE	£630,000	£730,000
3rd & 4th floors Bartholomew House, Bartholomew Square, Brighton, BN1 1JE	£420,000	£420,000

Interested parties should make their own enquiries to satisfy themselves of their business rates liability.

## Terms

The property is offered for sale on a new long lease for a term of at least 250 years at a peppercorn ground rent. The user clause is intended to allow Class E, F1, C1, C2 & C4 uses.

Implementation of any use other than the prevailing office use will be subject to planning.

Unconditional offers invited in the region of £5 million.

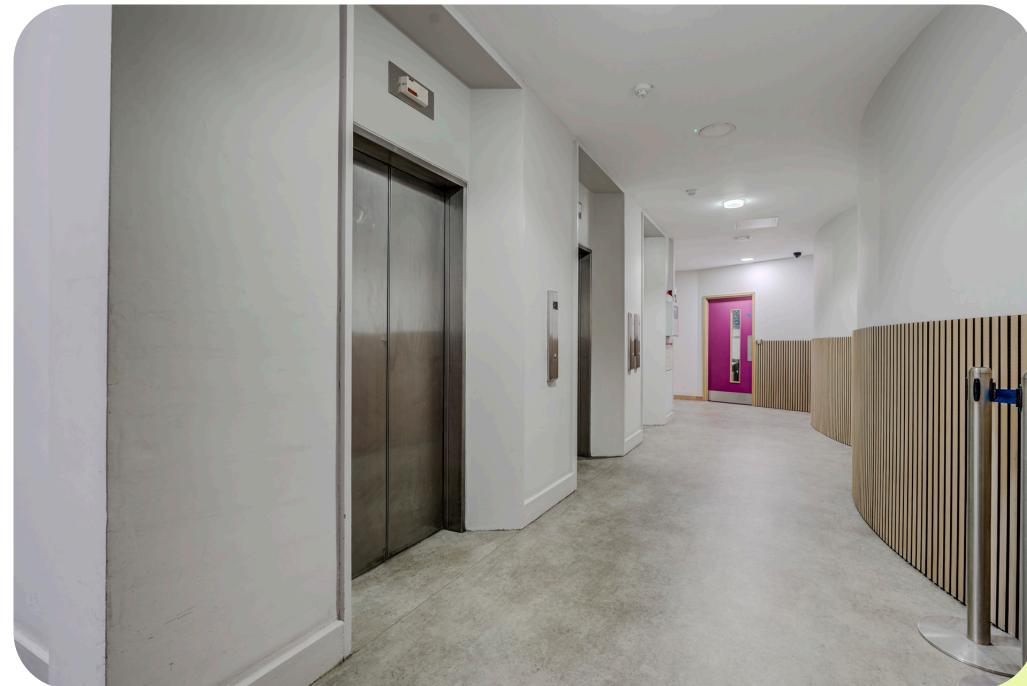
## Planning

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.

## EPC

We understand the property has an EPC rating of D (83) (expiry date - 28/11/2032).



# Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds.

Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.

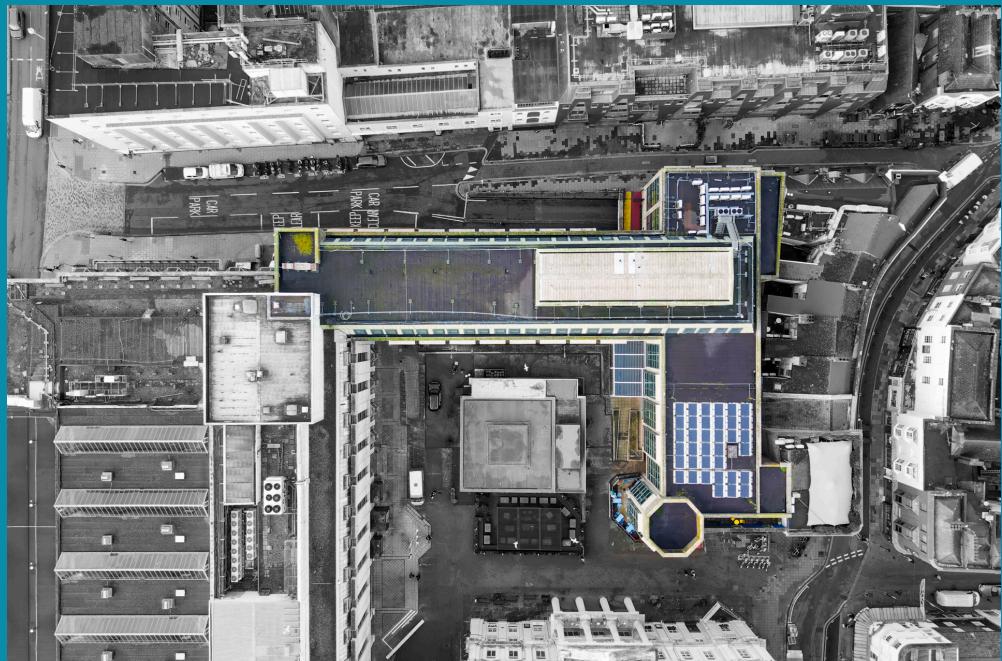
## Dataroom

Various information and documents are available in the [Dataroom](#).

## VAT & Legal Fees

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

Each party to bear their own legal costs incurred.





# Contact

For viewings and further information

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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.

Please note that whilst we endeavor 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.

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