



Impressive professional period office building

Coach House

26 Marlborough Place, Brighton, BN1 1UB

Office

TO LET

1,437 sq ft

(133.50 sq m)

- Prime city centre location overlooking Valley Gardens
- Close proximity to Brighton Station and North Laine area
- Characterful, self contained office accommodation with period features
- Available on new lease terms and ready for immediate occupation

Coach House, 26 Marlborough Place, Brighton, BN1 1UB

Summary

| | |
|----------------|------------------------------------|
| Available Size | 1,437 sq ft |
| Rent | £35,000 per annum |
| Rateable Value | £27,000 |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

A distinctive three-storey office building arranged over ground, first and second floors, formerly the headquarters of the Sussex Law Society. The property offers well-presented, self-contained office accommodation with period features and excellent natural light throughout. Recently refurbished and ready for immediate occupation, the building benefits from its own private entrance, open-plan and cellular office space, kitchen and WC facilities, and is available on new lease terms.

Accommodation

The accommodation comprises the following areas:

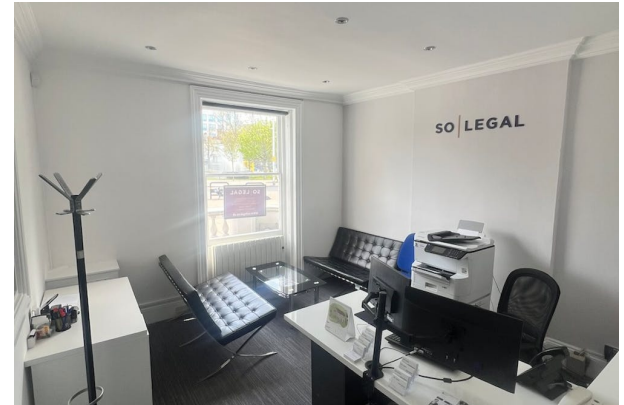
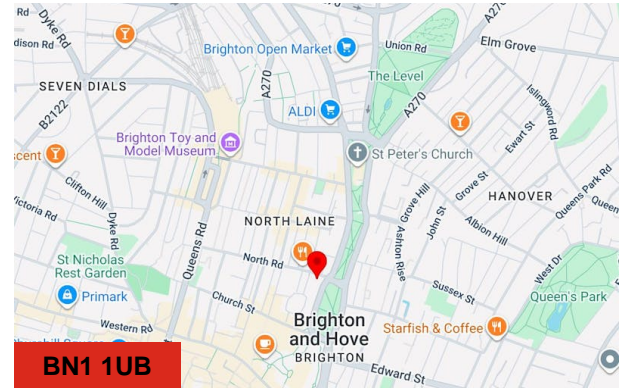
| Description | sq ft | sq m |
|--------------------------|--------------|---------------|
| Ground Floor Offices | 356 | 33.07 |
| First Floor Offices | 342 | 31.77 |
| First Floor Rear Offices | 174 | 16.17 |
| Second Floor Offices | 368 | 34.19 |
| Second Floor Rear Office | 197 | 18.30 |
| Total | 1,437 | 133.50 |

Location

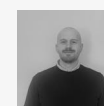
Coach House, 26 Marlborough Place, Brighton, is a centrally located office property, offering businesses a distinctive and well-connected city base. Formerly the headquarters of the Sussex Law Society, the building combines historical significance with modern professional appeal. Positioned within the recently enhanced Valley Gardens scheme, the area enjoys improved pedestrian access and an attractive streetscape. Brighton Mainline Station is just 0.5 miles away, providing fast rail services to London Victoria and London Bridge, while the nearby A23 and A27 offer strong road links to Gatwick and beyond. Located moments from the vibrant North Laine district, the property is surrounded by independent retailers, cafés, and creative businesses. Nearby amenities include Bills, Franco Manca and Cote Brasserie, with the Royal Pavilion, Brighton Dome, Theatre Royal, and the seafront all within easy reach.

Amenities

- * Phone entry system in place
- * Period features retained throughout
- * Fitted with electric radiators
- * Combination of open-plan and private office areas
- * Energy-efficient LED spot lighting installed
- * New carpet tiles are scheduled for installation throughout
- * Full internal and external redecoration scheduled
- * Multiple WC facilities
- * Recently refurbished gallery-style kitchen
- * Excellent natural light throughout all office areas



Viewing & Further Information



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