



CHARLECOTE



THIRD FLOOR CITY CENTRE OFFICE
TO LET
5 BARTHOLOMEWS BRIGHTON BN1 1HG

- New lease to be agreed
- Available from September 2026
- Flexible Terms
- City Centre Location

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



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LOCATION

The property is prominently located in Bartholomews, close to East Street and The Lanes, with Brighton Town Hall opposite.

The area is characterised by a mix of offices, upmarket shops, bars and restaurants including Gars, Food For Friends, Plateau and The Flint House.

Nearby occupiers include Space NK, Penhaligons, Mac, All Saints and Jo Malone.

Brighton rail station is 0.7 miles (15 mins walk). The Lanes car park (355 spaces) is in Black Lion Street nearby (120 m).

A location plan and street view can be viewed online by typing in the following postcode: BN1 1HG

DESCRIPTION

Third-floor south-facing office suite with hard wood flooring throughout, a kitchenette and an intercom entry system. W.C on first floor.

ACCOMMODATION	sq ft	sq m
Third Floor	389	36
All areas are net internal		

TERMS

A new lease on terms to be agreed.

RENT

£9,500 per annum.





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VAT

We are advised that VAT is not chargeable on the rental outgoings.

SERVICE CHARGE

The property is maintained by way of a service charge. Each floor liable for 20% of the total annual service charge for the property.

The current service charge per suite is £1,588 (2026 service charge budget).

BUSINESS RATES

Second Floor Rateable Value: £6,500 (April 2026/27).

EPC

Second Floor: Certificate No: 5505-6589-8395-3110-8348, rated C 65, valid until 7th March 2033.

LEGAL COSTS

Each party are to be responsible for their own legal costs.

A solicitor's undertaking for abortive legal costs is required. Details on application.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





C H A R L E C O T E

CONTACT US

To book a viewing or receive further information, please get in touch.



Simon Thetford

Director Commercial Agency

T: 07851 246805

E: s.thetford@charlecote.co.uk



Lauren Almy

Commercial Negotiator

T: 07747 622285

E: l.almy@charlecote.co.uk



01273 077710



commercial.charlecote.co.uk



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