

TELECOM HOUSE

125-135, PRESTON ROAD, BRIGHTON, BN1 6AF

REFURBISHED, EXCEPTIONAL VALUE OFFICES TO LET
1,298 - 41,850 SQ FT (120.5 - 3,888 SQ M) - 100 CAR SPACES 1:418

BRIGHTON



DESCRIPTION

TELECOM HOUSE IS A PURPOSE BUILT OFFICE PROPERTY CONSTRUCTED IN THE EARLY 1980'S. IT PROVIDES OFFICE ACCOMMODATION IN 4 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.

SPECIFICATION

-  CEILING MOUNTED AIR CONDITIONING CASSETTES FITTED TO SOME AREAS
-  SUSPENDED CEILINGS
-  RECESSED CATEGORY II LIGHTING
-  THREE COMPARTMENT FLOOR TRUNKING
-  THREE PASSENGER LIFTS
-  100 CAR PARKING SPACES (1:418)
-  CARPETING
-  PROPOSED COFFEE BAR IN GROUND FLOOR RECEPTION
-  VIEWS OVER PRESTON PARK
-  EXCELLENT NATURAL LIGHT
-  EPC RATING D:96

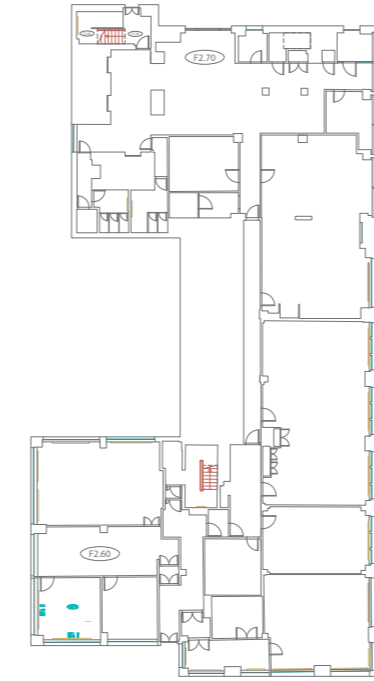
TELECOM HOUSE





THE ACCOMMODATION IS ARRANGED
AROUND A CENTRAL COURTYARD

ACCOMMODATION



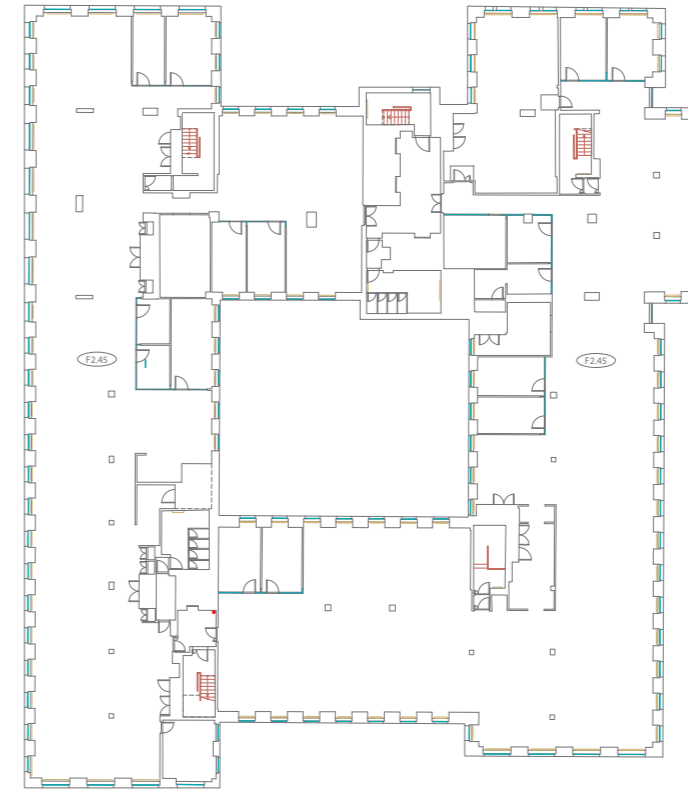
GROUND FLOOR

	(SQ FT)	(SQ M)
EAST	5,909	549.0

SUITES AVAILABLE FROM
1,298 - 5,909 SQ FT / 120.5 - 549 SQ M.

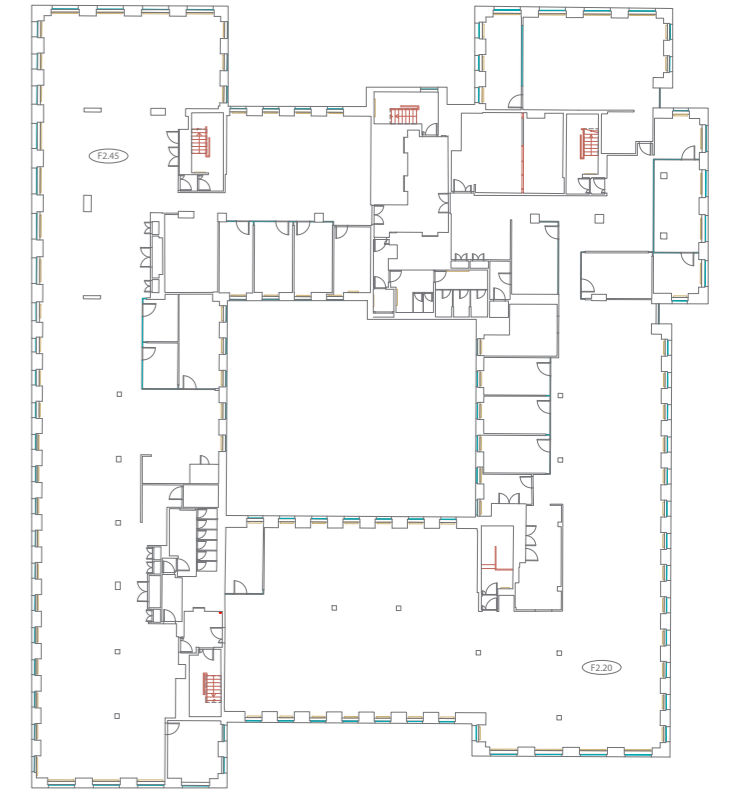
BASEMENT

A NUMBER OF SECURE STORAGE
ROOMS ARE AVAILABLE IF REQUIRED.



2ND FLOOR

	(SQ FT)	(SQ M)
WEST	7,992	742.5
EAST	9,894	919.2
TOTAL	17,886	1,661.7



3RD FLOOR

	(SQ FT)	(SQ M)
WEST	8,140	756.2
EAST	9,915	921.1
TOTAL	18,055	1,677.3

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 NAT WEST, RIVERSTONE AND CRUNCH ACCOUNTING.

BRIGHTON MARINA



WELL CONNECTED

WALKING	BY ROAD	BRIGHTON STATION TO GATWICK AIRPORT
PRESTON PARK STATION	GATWICK AIRPORT	GATWICK AIRPORT
10	27	23
MINUTES	MILES	MINUTES
BRIGHTON STATION	M25 JUNCTION 7	EAST CROYDON
15	37	45
MINUTES	MILES	MINUTES
THE LANES	PORTSMOUTH	LONDON VICTORIA
21	49	52
MINUTES	MILES	MINUTES
BRIGHTON PALACE PIER	HEATHROW AIRPORT	LONDON BRIDGE
26	70	55
MINUTES	MILES	MINUTES

SAT NAV: BN1 6AF

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).

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