



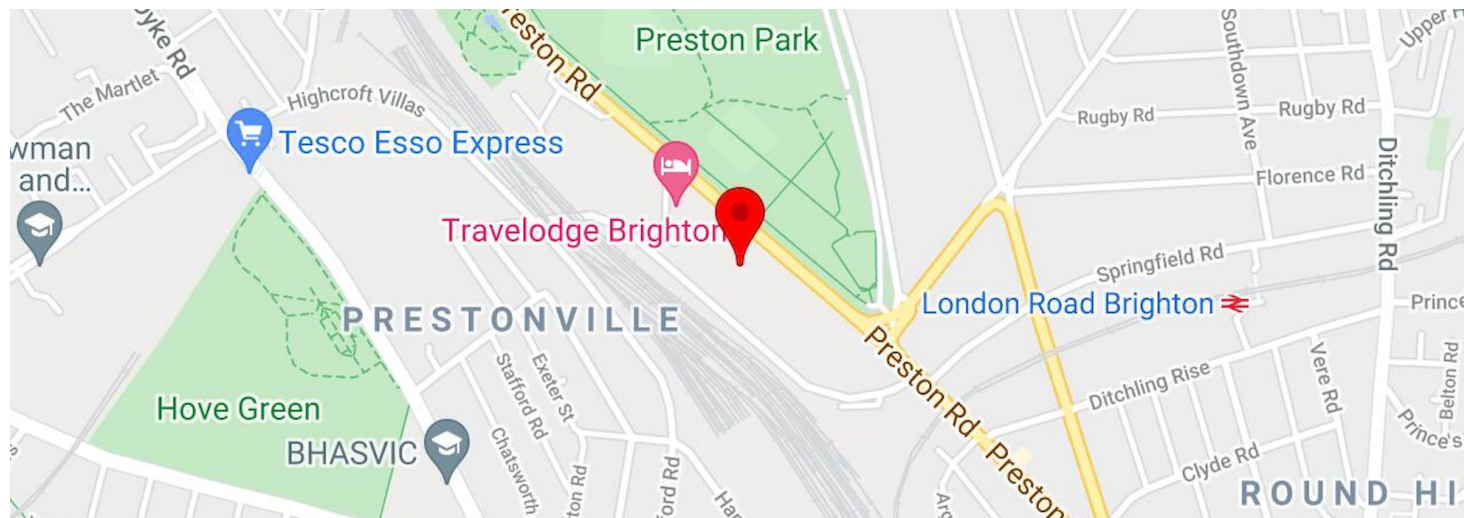
Great value refurbished  
offices available on  
flexible terms

- Good quality and excellent value offices
- Excellent car parking at 1 space to 418 sqft
- Views over Preston Park

# Telecom House

125-135 Preston Road, Brighton, BN1 6AF

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## Summary

<b>Available Size</b>	2,167 to 13,596 sq ft / 201.32 to 1,263.11 sq m
<b>Rent</b>	£17.50 per sq ft
<b>Rates Payable</b>	£7.64 per sq ft based on the 2023 valuation
<b>Service Charge</b>	£14 per sq ft
<b>EPC</b>	D (96)

## Location

Telecom House is located at 125-135 Preston Road, opposite Preston Park. The train station is within a 12 minute walk and central Brighton with its range of attractive amenities is within a 15 minute walk.

## Property Highlights

Telecom House is a landmark building prominently situated on Preston Road, the main arterial road into Brighton city centre. The available accommodation is on the part ground, second and third floors. The building is multi-let to a variety of tenants. Common parts are due to undergo a refurbishment including the fitting of a café in the ground floor.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - West	5,819	540.60	Available
Ground - East	5,610	521.19	Available
5th - East	2,167	201.32	Available
<b>Total</b>	<b>13,596</b>	<b>1,263.11</b>	

## Amenities & Specifications

- Build Status: Refurbished
- Parking ratio: 1:418 sq ft

## Specification

Suspended ceilings with integral CAT-II lighting, air-conditioning to most areas, underfloor trunking and car parking at 1 space to 418 sqft.

## Terms

The offices are available on a new sublease to expire prior to the head lease in August 2046

## Viewings

Please contact the joint sole letting agents



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