

# NEW PRESTIGE OFFICES

WITH PARKING

To Let or For Sale  
1,722 to 25,176ft<sup>2</sup>  
(160 to 2,339m<sup>2</sup>)



## 157/159 PRESTON ROAD BRIGHTON

### NEW PRESTIGE OFFICES

- HIGH QUALITY REFURBISHMENT
- HIGH PROFILE LOCATION
- EXCELLENT ROAD/RAIL LINKS
- 50 CAR PARKING SPACES
- OVER LOOKING PRESTON PARK

157/159 PRESTON ROAD  
BRIGHTON, EAST SUSSEX BN1 6AR

A development by

**cross|stone**  
URBAN REGENERATION



### Location

Brighton is one of the largest commercial centres within the South East and is located at the southern end of the A23. The A23 links with the M23 motorway, 24 miles to the north of Brighton at Crawley, with the M25 a further 12 miles to the north. The town is well served by public transport facilities with an intercity rail service from London Bridge and Victoria with a journey time of approximately 50 minutes. Major employers within Brighton include American Express, Lloyds TSB, Legal & General and HSBC.

The offices are located on Preston Road, a continuation of the main A23/London Road route into and out of the city centre. Preston Road is Brighton's prime edge of centre office location with nearby headquarter buildings accommodating Natwest, RBS, British Telecom and Thales with the NHS and Travel Lodge also represented. The building is situated immediately opposite the beautiful Preston Park area, which offers parklands, tennis courts, bowling greens and a café.

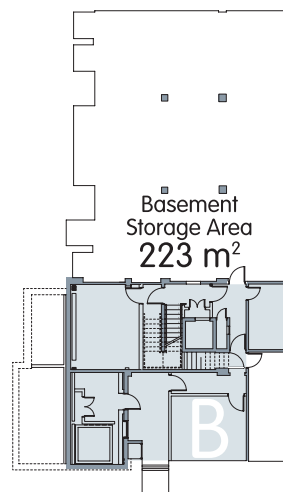
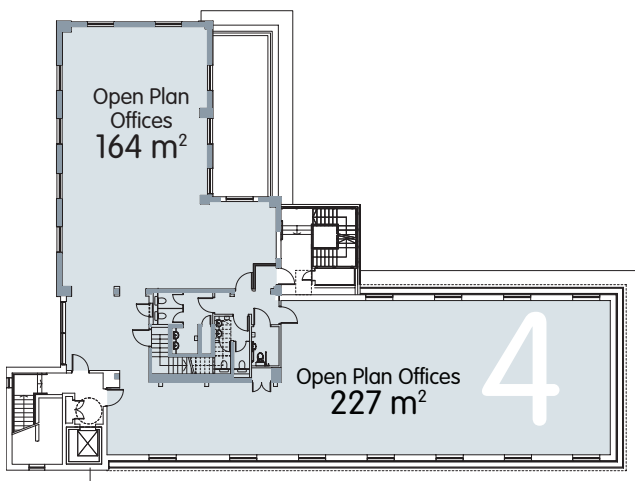
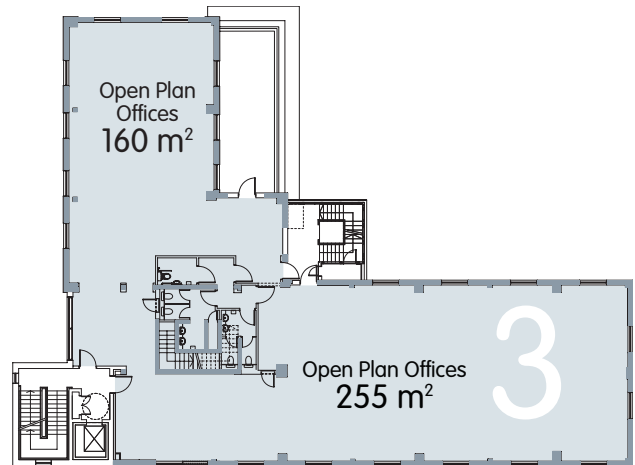
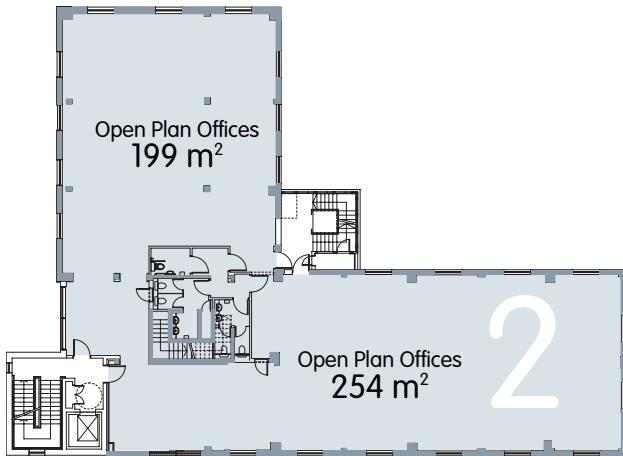
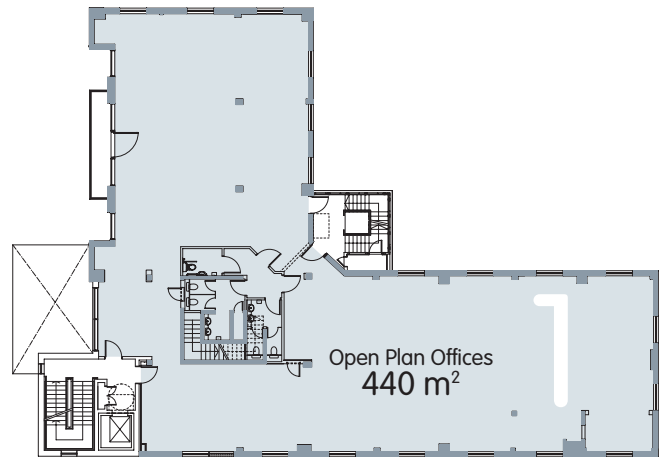
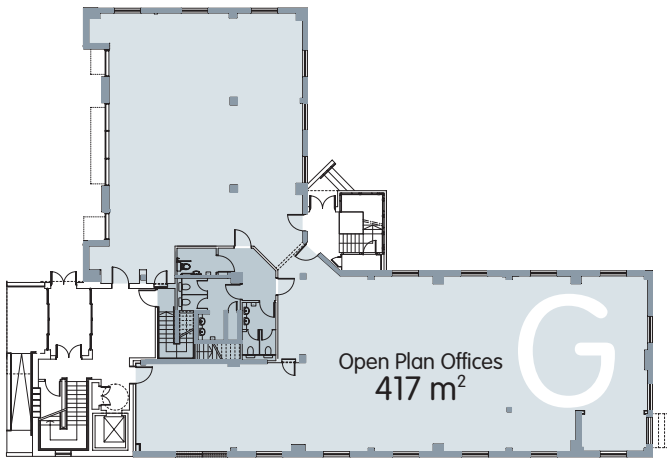
The London Road shopping area is about half a mile to the south and Brighton City Centre with its wide and diverse selection of shops, restaurants and cafés is about 1 mile to the South. Preston Park mainline railway station is within a few minute's walk.

### Description

A modern purpose built office block arranged over ground to fourth floors. The building is undergoing major refurbishment to include re-cladding, part new-build of the service core and extension of the 4th floor. The building now provides high quality, open plan offices. There is a large surface car park providing parking for 50 cars.

### Amenities

- Comfort cooling
- Passenger lift
- Raised access flooring
- Suspended ceilings
- 50 surface car spaces



### Accommodation

Suite	sq ft	sq m
B Basement Storage area	2,400	223
G Ground floor	4,489	417
1 First floor	4,736	440
2 Second floor front	2,734	254
2 Second floor rear	2,142	199

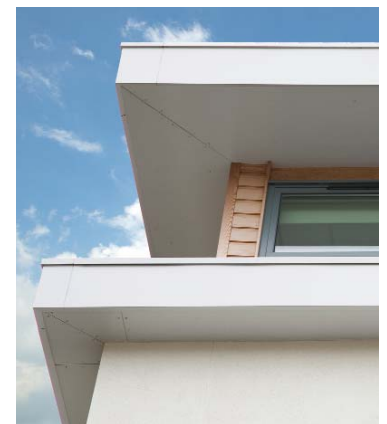
Suite	sq ft	sq m
3 Third floor front	2,745	255
3 Third floor rear	1,722	160
4 Fourth floor front	1,765	164
4 Fourth floor rear	2,443	227
<b>Total</b>	<b>25,176</b>	<b>2339</b>



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A selection of similar office projects recently completed in Sussex by CrossStone Urban Regeneration



## Lease Terms

Available to let as a whole or on a suite-by-suite basis upon new effective full repairing and insuring leases.

**Rent/Price** On application, subject to VAT.

**Service Charge** Estimated at £3.50 per sq ft.

**Legal Costs** Each party to pay their own legal costs.

**Business Rates** To be assessed.

## Energy Performance Certificate (EPC)

The property has an energy performance asset rating of D (85). Certificate available upon request.

## Contact



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