

1st Floor, The Brinell Building, Brighton, BN1 4RB

Grade A Office Space To Let



8,814 sq. ft. IPMS 3

3 pipe VRF fan-coil air conditioning system

Fully accessible raised floors

BREAM Excellent and EPC A

HIGH QUALITY FIT OUT

2.7m floor to ceiling height

Basement showers and changing booths

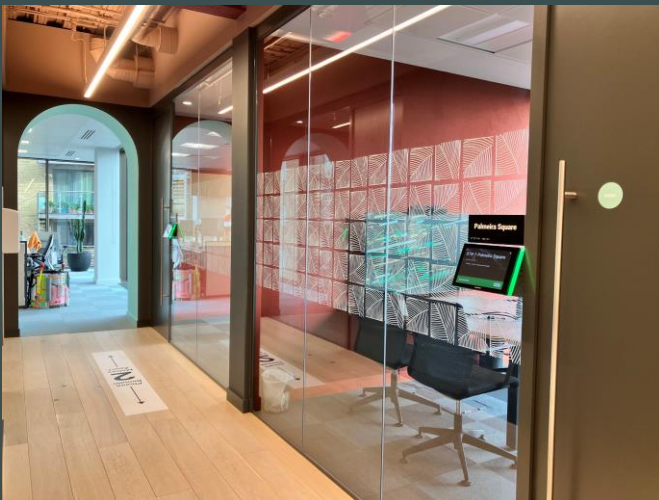
2 parking spaces

The Brinell Building

Lease – available by way of assignment or sub lease
expiring 30th May 2029. Subject to a rent review in May
2024

A service charge is payable

The rateable value will need to be separately assessed



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