

# 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

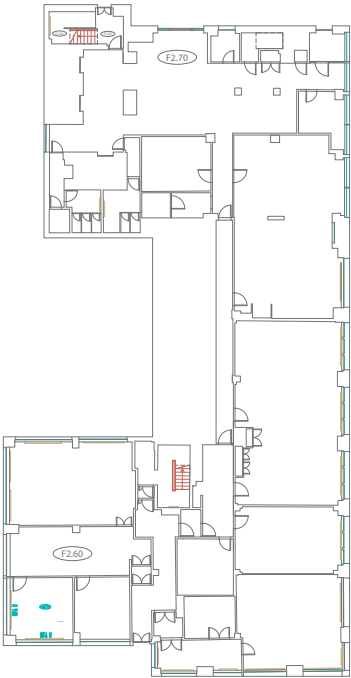
# TELECOM HOUSE







⌕ ACCOMMODATION



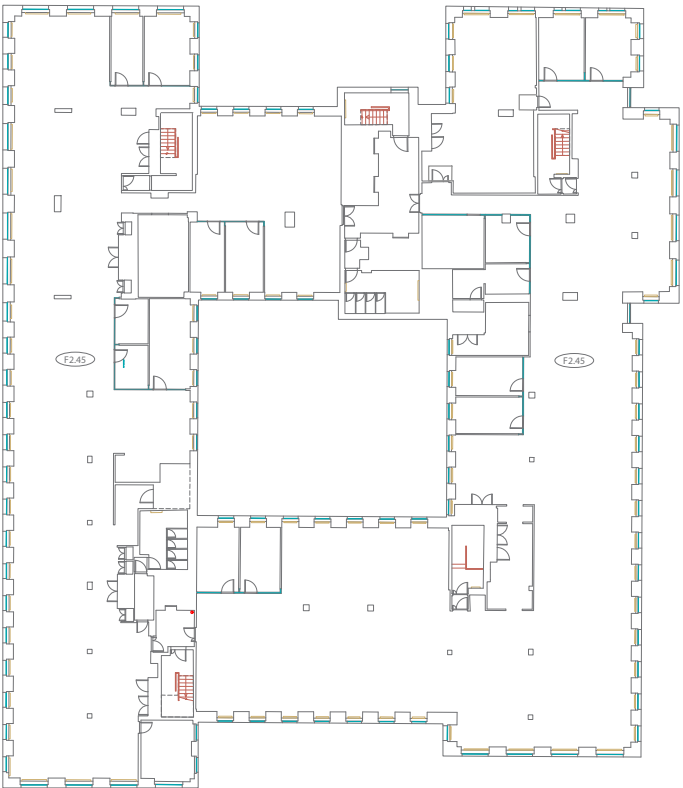
GROUND FLOOR (SQ FT) (SQ M)

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.

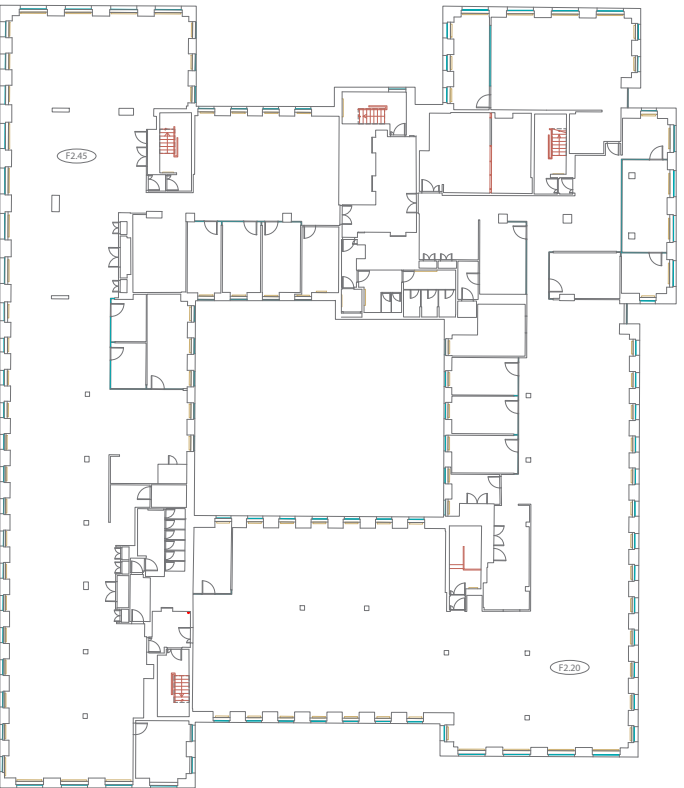


2ND FLOOR (SQ FT) (SQ M)

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.



HAPPY BRIGHTON\*


HAPPIEST CITY IN THE UK - SURVEY BY ONEPOLL, JUNE 2017



VIEW FROM BUILDING OVER PRESTON PARK

WELL CONNECTED

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



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 ).

[WWW.TELECOMBRIGHTON.CO.UK](http://WWW.TELECOMBRIGHTON.CO.UK)



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