

# 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

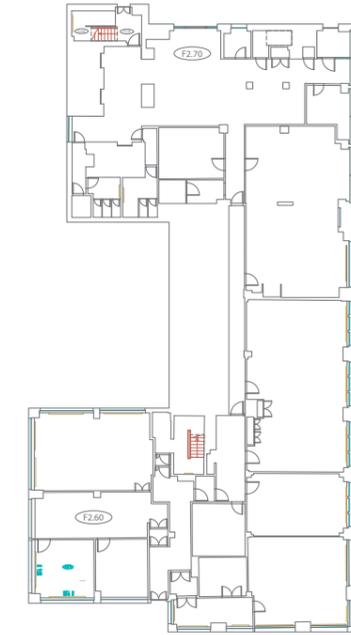
# TELECOM HOUSE





THE ACCOMMODATION IS ARRANGED  
AROUND A CENTRAL COURTYARD

## ACCOMMODATION



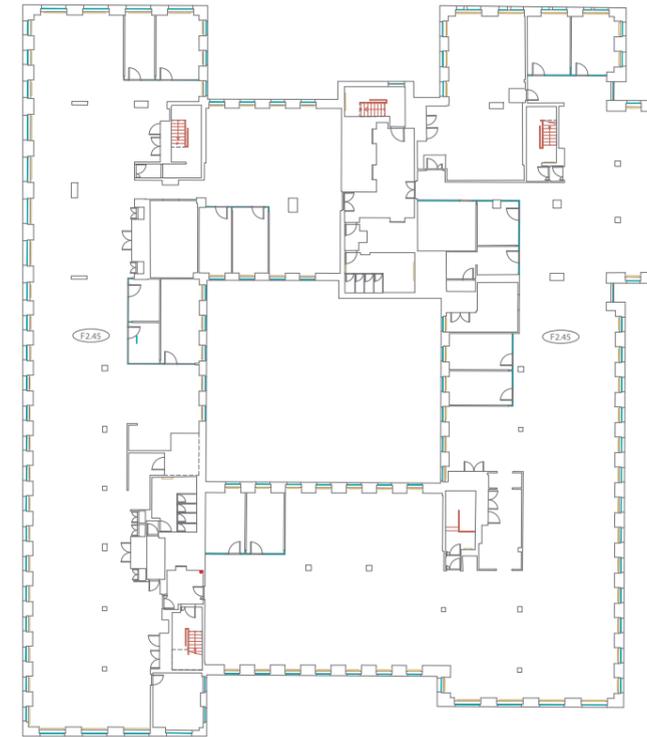
### GROUND FLOOR

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

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

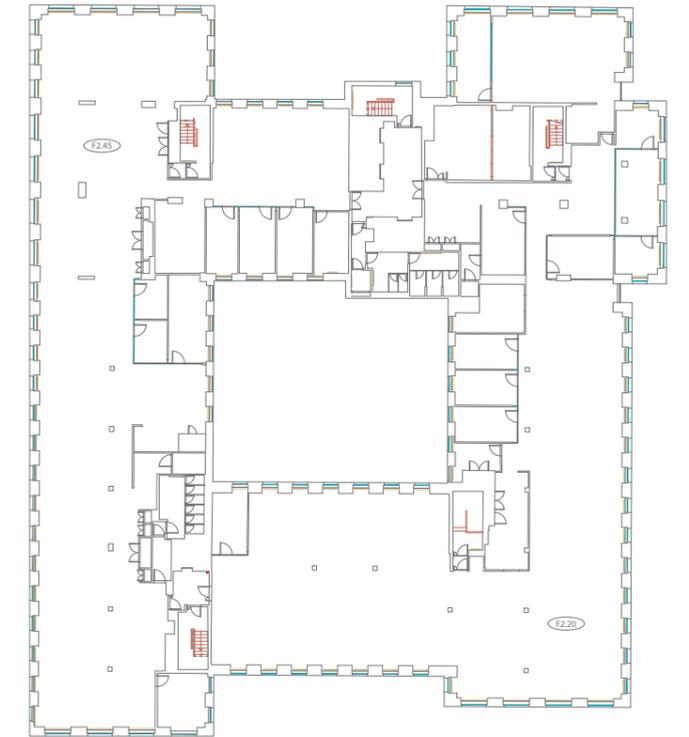
### BASEMENT

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
<b>TOTAL</b>	<b>17,886</b>	<b>1,661.7</b>



### 3RD FLOOR

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

**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**

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

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 ).

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



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