

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

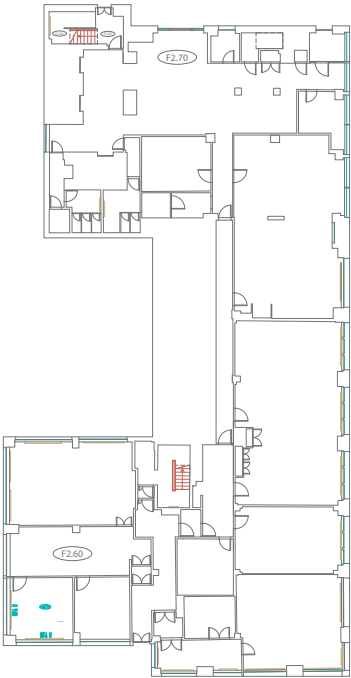
-  CEILING MOUNTED AIR CONDITIONING CASSETTES FITTED TO SOME AREAS
-  SUSPENDED CEILINGS
-  RECESSED CATEGORY II LIGHTING
-  THREE COMPARTMENT FLOOR TRUNKING
-  THREE PASSENGER LIFTS
-  100 CAR PARKING SPACES (1:418)
-  CARPETING
-  PROPOSED COFFEE BAR IN GROUND FLOOR RECEPTION
-  VIEWS OVER PRESTON PARK
-  EXCELLENT NATURAL LIGHT
-  EPC RATING D:96

TELECOM HOUSE





⌕ ACCOMMODATION



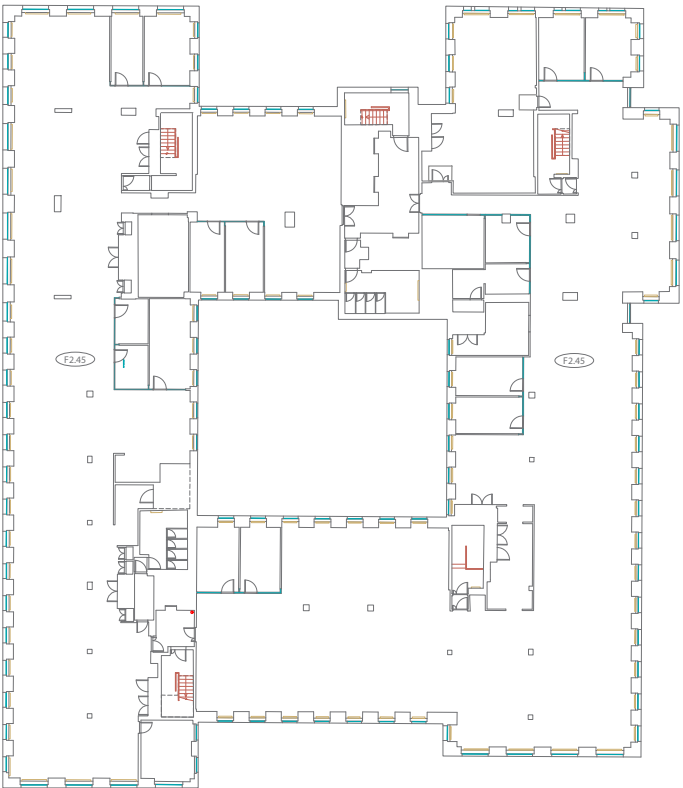
GROUND FLOOR (SQ FT) (SQ M)

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.

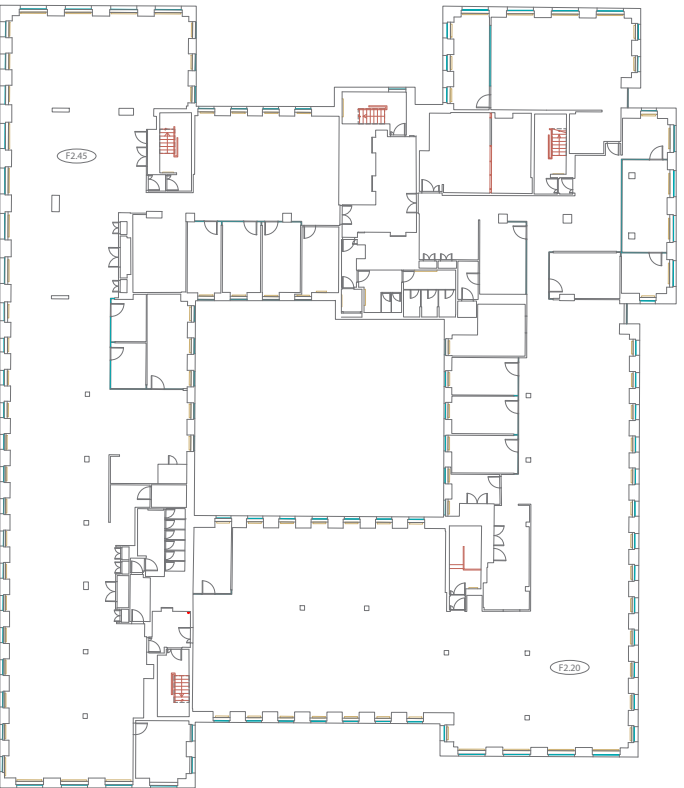


2ND FLOOR (SQ FT) (SQ M)

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



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



Ed Deslandes

DD: 01273 740396

M: 07854 883927

deslandes@flude.com

Aaron Lees

DD: 01273 727000

a.lees@flude.com



Angus Malcolmson

DD: 020 7911 2763

M: 07836 627477

angus.malcolmson@avisonyoung.com

Chris McGee

DD: 020 7911 2197

M: 07962 336 076

chris.mcgee@avisonyoung.com

Conditions under which Particulars are issued. Avison Young and Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Avison Young nor Flude Commercial has the authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. March 2021.