



179 Preston Road

Brighton, BN1 6AG

**Freehold redevelopment
opportunity located on main
arterial route into Brighton**

7,899 sq ft
(733.84 sq m)

- Freehold Office Building with Parking
- Main Arterial Route into Brighton
- Full Vacant Possession
- Office Refurbishment or Redevelopment Opportunity for residential use (STPP)
- 7,899 sq.ft. (733.82 sq.m) over 3 floors
- Site area: 0.289 acre (0.117 ha)

Summary

Available Size	7,899 sq ft
Price	£1,950,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a detached, purpose-built office building arranged over ground, first and second floors. Constructed in the 1970s, it is set back from Preston Road and accessed via George Close, with a private front car park currently offering 11 spaces, including one disabled bay, and a van delivery area.

The building provides open-plan office accommodation, divided by the current owner, with meeting rooms, kitchens, and WCs on each floor. A reception area and passenger lift serve all levels. The building specification includes suspended ceilings with Cat II lighting, carpeted floors, perimeter trunking, and single-glazed aluminium windows.

Location

The property is located on Preston Road (A23), approximately one mile north of the city centre. It benefits from easy access to the A27 Brighton bypass and is located directly opposite Preston Park, which offers leisure amenities including cafés, tennis courts, and a velodrome, as well as open parkland.

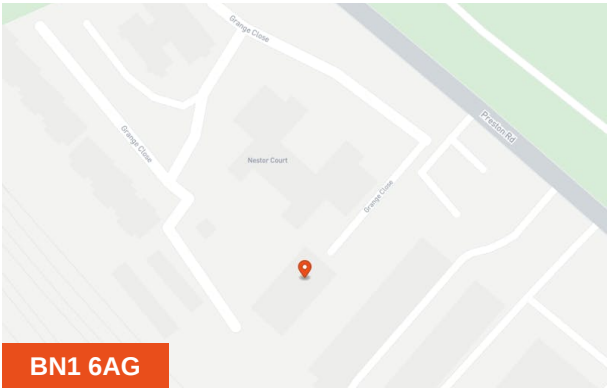
Uses in the area are a mix of offices and residential developments, with recent conversion development enhancing the residential character. Preston Park and London Road stations are both within 15 minutes’ walk, and regular bus services operate along Preston Road.

Brighton is located on the south coast 53 miles from London and is one of the largest urban centres in the South East. The city has strong transport connectivity, being on the intersection of the A27 and the A23 providing direct road access to the M23 north to London and the M27 west to Portsmouth and Southampton. Brighton also offers fast and frequent rail services, with journey times of approximately 26 minutes to Gatwick Airport and 51 minutes to London Victoria and London Bridge.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,403	223.25
1st	2,742	254.74
2nd	2,754	255.85
Total	7,899	733.84



Viewing & Further Information

Jonathan Moore
07999 041 713
jonathan.moore@htc.uk.com

George Ives
07442 424 528
george.ives@htc.uk.com