

FOLLOWING FIVE LETTINGS IN THE BUILDING
ONLY 3 SUITES REMAINING

TELECOM HOUSE

125-135, PRESTON ROAD, BRIGHTON, BN1 6AF

EXCEPTIONAL VALUE OFFICES TO LET

2,172-13,601 SQ FT (201.8- 1,263.5 SQ M)

CAR PARKING @ 1:418 SQ FT

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
- 🚗 CAR PARKING @ 1:418 SQ FT
- 🌀 CARPETING
- ☕ PROPOSED COFFEE BAR IN GROUND FLOOR RECEPTION
- 👁️ VIEWS OVER PRESTON PARK
- ☀️ EXCELLENT NATURAL LIGHT
- 📊 EPC RATING D:96

TELECOM HOUSE





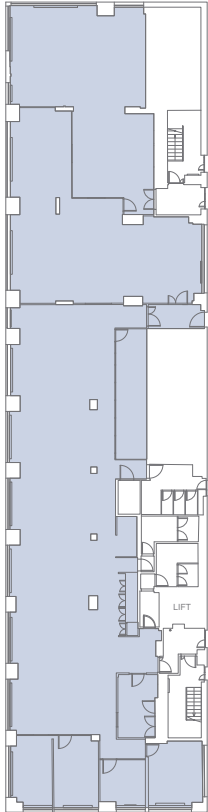
THE ACCOMMODATION IS ARRANGED
AROUND A CENTRAL COURTYARD

PHOTOGRAPH OF SUITE PREVIOUSLY LET

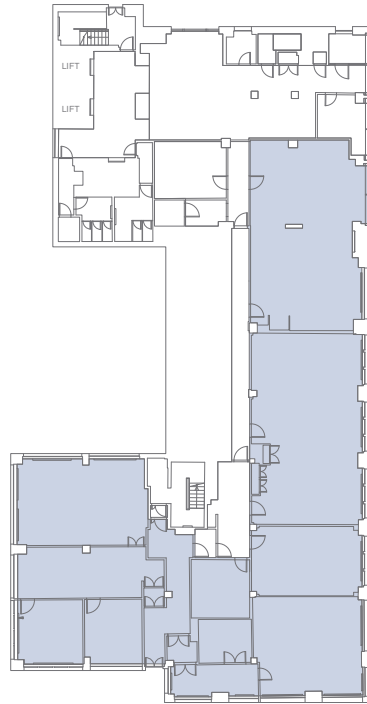


ACCOMMODATION

WEST



EAST

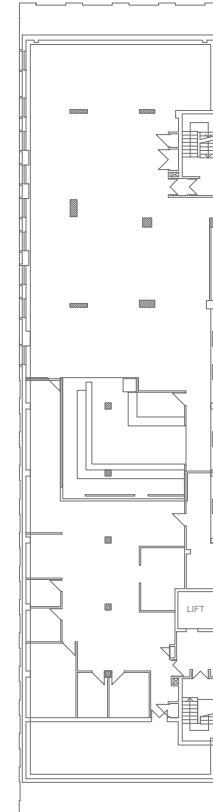


GROUND FLOOR

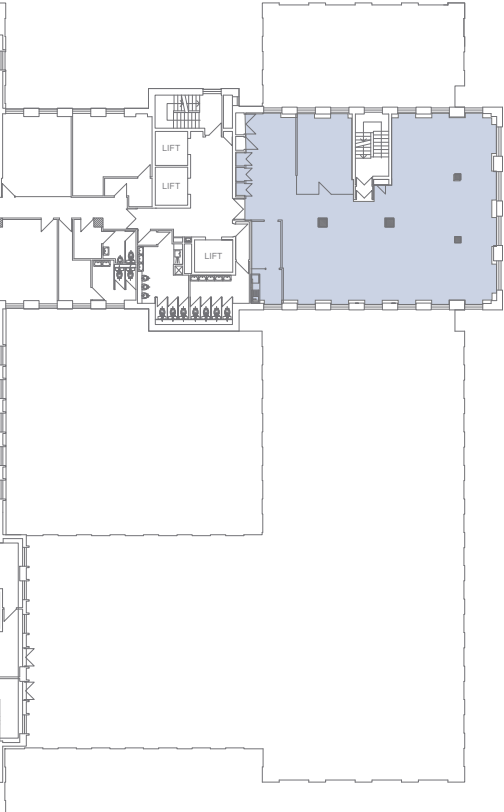
	SQ FT	SQ M
EAST	5,610	521.2
WEST	5,819	540.6
TOTAL	11,429	1,061.8

■ AVAILABLE

WEST



EAST



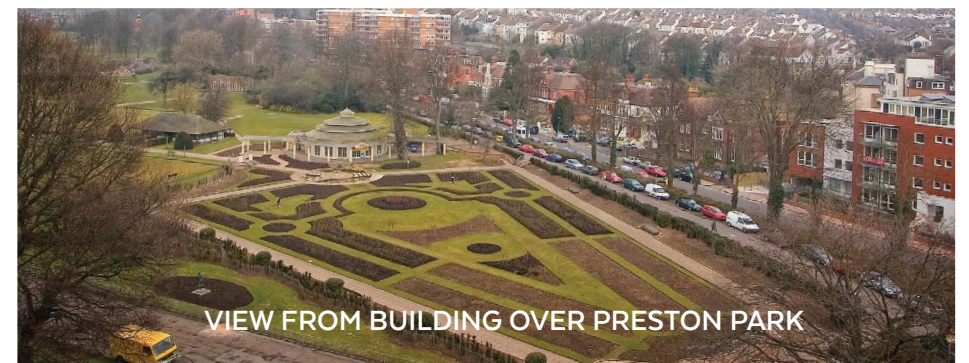
4TH FLOOR

	SQ FT	SQ M
EAST	2,172	201.8

BASEMENT A NUMBER OF SECURE STORAGE ROOMS ARE AVAILABLE IF REQUIRED.



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.



VIEW FROM BUILDING OVER PRESTON PARK

WELL CONNECTED



WALKING

PRESTON PARK
STATION

10
MINUTES

BRIGHTON
STATION

15
MINUTES

THE LANES

21
MINUTES

BRIGHTON
PALACE PIER

26
MINUTES



BY ROAD

GATWICK
AIRPORT

27
MILES

M25 JUNCTION 7

37
MILES

PORTSMOUTH

49
MILES

HEATHROW
AIRPORT

70
MILES



BRIGHTON STATION TO

GATWICK
AIRPORT

23
MINUTES

EAST CROYDON

45
MINUTES

LONDON
VICTORIA

52
MINUTES

LONDON BRIDGE

55
MINUTES

SAT NAV: BN1 6AF



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