

FOR SALE

Freehold Redevelopment Opportunity

179 Preston Road,
Brighton, BN1 6AG

- 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)
- £1,950,000 excl. VAT
- Subject to Contract



Hartnell
TaylorCook

SUBJECT TO CONTRACT

The above site outline is for identification purposes only.

FOR SALE FREEHOLD REDEVELOPMENT OPPORTUNITY

179 Preston Road, Brighton, BN1 6AG

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.



FOR SALE

FREEHOLD REDEVELOPMENT OPPORTUNITY

179 Preston Road, Brighton, BN1 6AG

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.

Planning

Class B1 under the Town & Country Planning (Use Classes) Order 1987 (amended September 2020). The property is vacant and would suit a variety of uses including residential, student living or medical uses, subject to the necessary planning consents.

Accommodation

The property has the following approximate net internal floor areas which interested parties should verify for themselves:-

Floor	SQ M	SQ FT
Ground Floor	223.22	2,403
First Floor	254.78	2,742
Second Floor	255.82	2,754
	733.82	7,899
Site Area	0.117 ha.	0.289 ac.



FOR SALE

FREEHOLD REDEVELOPMENT OPPORTUNITY

179 Preston Road, Brighton, BN1 6AG

Price

Offers in excess of **£1,950,000 excl. VAT** are sought on an unconditional basis, subject to contract.

VAT

The property is not currently elected for VAT.

Legal Costs

Each party to bear their own legal costs.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

EPC

EPC available on request.

Viewings & Further Information

For access to the Marketing Information Pack or to arrange viewing of the site, please contact the sole selling agents, Hartnell Taylor Cook:-

Rob Amey

Mobile: 07801 415642

Email: Rob.Amey@htc.uk.com

George Ives

Mobile: 07442 424 528

Email: George.ives@htc.uk.com