

2,910 - 11,640 SQ FT
OFFICE SPACE

Available Now
in the prestigious
Hanningtons Estate



HANNINGTONS
ESTATE

BRIGHTON



A uniquely attractive location

Brighton is just 56 miles south of London and easily accessible from the capital. Regular train services run from both London Bridge and London Victoria stations with journey times of just over 50 minutes, making Brighton part of the capital's commuter belt.

Brighton is just as accessible by road with the A23 dual carriageway joining the M23 and then the M25, providing easy access to the capital and beyond.

Britain's second international hub Gatwick is only 22 miles away, making Brighton an ideal base for International businesses.

Brighton dominates its catchment area; the total population within the primary catchment is 771,000.

the development

The offices within Huntingdon House form part of the wider Hanningtons Estate development.

Hanningtons Estate has been curated and created fusing old and new buildings over a near 3 year period, completed in late 2019.

The scheme has seen the former Hanningtons building revitalised to create a new retail and cultural quarter providing shops, restaurants, Grade A offices and residential.

Huntingdon House is the final phase of the development and will provide newly refurbished office space in Central Brighton.



10 trains

from Brighton to London
every hour.

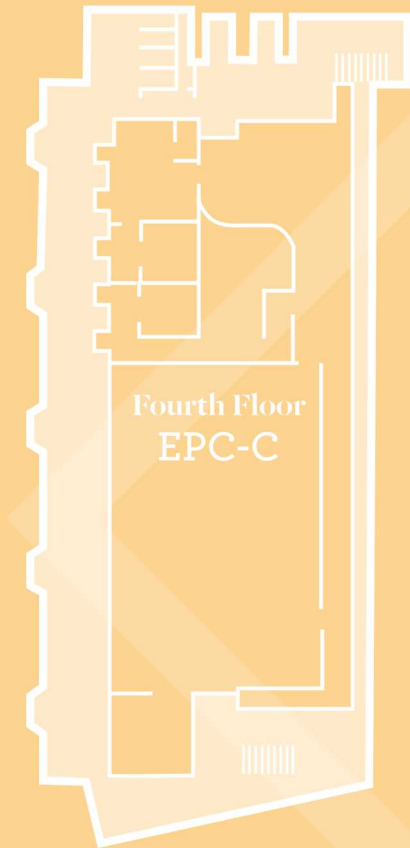


On your feet

Brighton Station: 8 minute walk,
Churchill Square: 5 minute walk,
Brighton Pier: 7 minute walk,
The Lanes: On your doorstep,
North Laine: 4 minute walk.

Huntingdon House

20-25 North Street

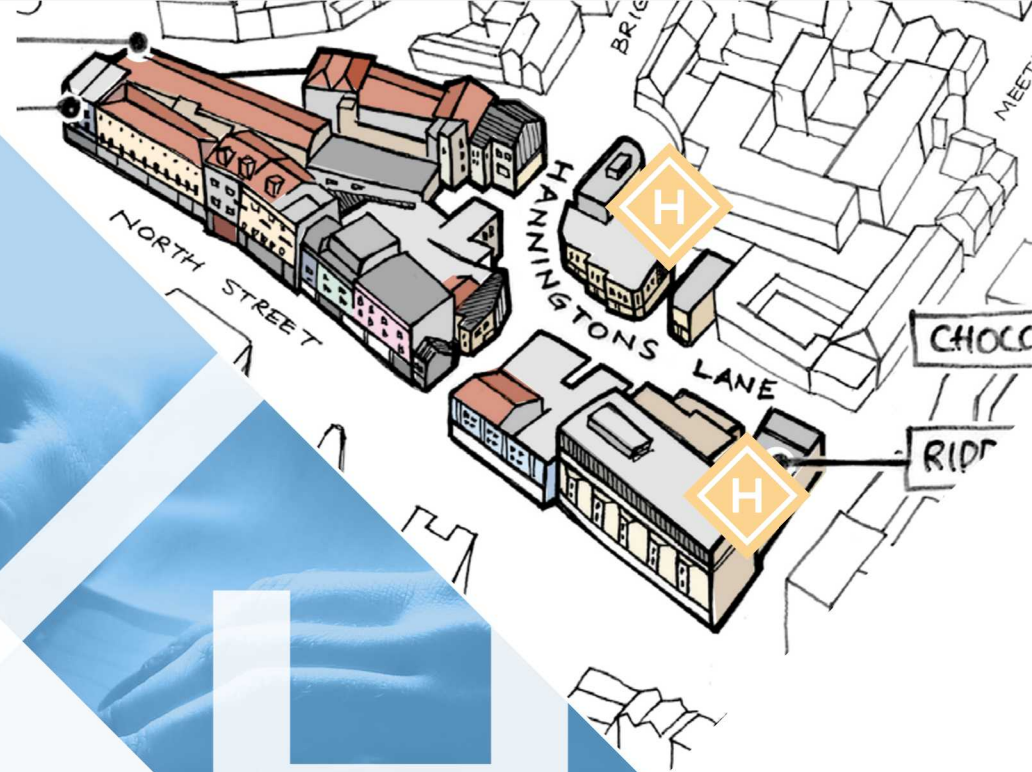
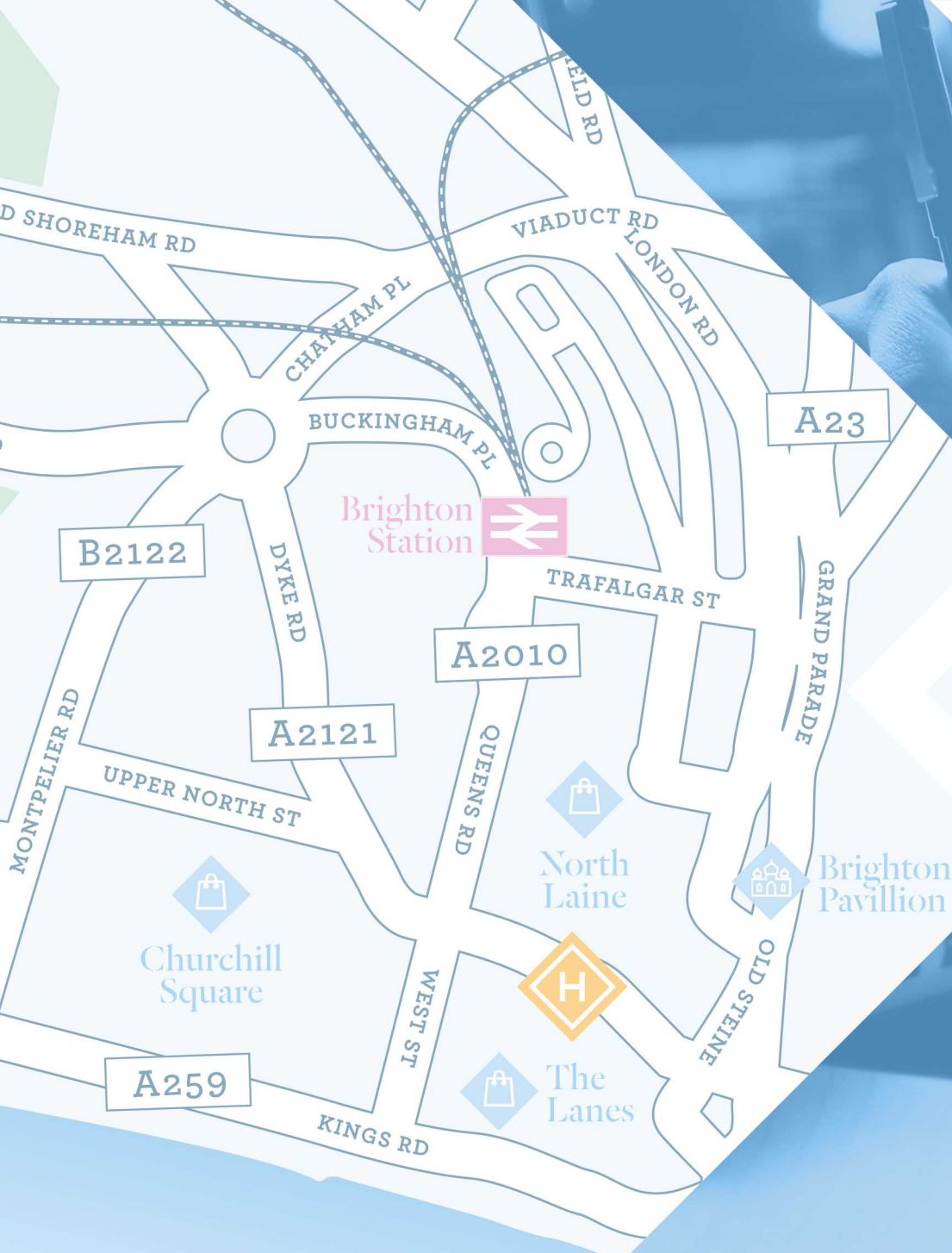


Newly refurbished offices totalling 16,000 sq ft set within the iconic Hanningtons Estate. Accessed off North Street, Huntingdon House is well positioned in the Heart of the City Centre, close to the main entrance to Brighton Theatre Royal and the Brighton Lanes.

The offices are available as a whole or on an individual basis. A new lease/leases are available on terms to be agreed at a rent of £30 psf exc.

- ▶ Modern office building
- ▶ Newly refurbished
- ▶ Open plan floor plates
- ▶ New air conditioning
- ▶ LED lighting
- ▶ Shower & WC facilities
- ▶ Two passenger lifts
- ▶ 24/7 access
- ▶ Green Roof and PV panels generating energy for the common parts

First Floor	4,360 sq ft
Second Floor	4,370 sq ft
Third Floor	LET
Fourth Floor	2,910 sq ft
Total	11,640 sq ft



Get in touch

contact

SHW

t. 01273 876203
m. 07947373565

Emma Ormiston
eormiston@shw.co.uk

SHW

t. 01273 876252
m. 07947373875

James Bryant
jbryant@shw.co.uk

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap under our Ordnance Survey Business Use Copyright license ES 100017692 or are Goad Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under license number PU 100017316 - March 2022 - Designed by [threesixtygroup](#)