



TO LET

Abacus House London Road
Brighton, East Sussex, BN1 4JF



Key Features

- Brighton is one of the UK's most popular seaside destinations, attracting strong year-round footfall from tourists and day-trippers
- There are two car parks located nearby and it is located on numerous bus routes
- Major thoroughfare road with high levels of footfall
- 1,500 - 6,000 sq ft - Various split options are available upon request
- Price On Application
- Nearby national retailers include The Gym, Co-op, Nando's, Costa, Greggs, KFC, Superdrug and British Heart Foundation.
- There are a handful of independent cafes and retailers, as well as the Open Market a few doors down

Location & Situation

The property occupies a prominent position on the eastern side of London Road, a principal arterial route in and out of the city. It is within a short walk of the main city centre and is situated in an area named by Time Out in September 2025 as one of the '7 Coolest Neighbourhoods in the UK'.

Nearby national occupiers include The Gym, Co-op, Nando's, Costa, Greggs, KFC, Superdrug and British Heart Foundation. The area also benefits from a strong mix of independent cafés and retailers, together with the Open Market located just a few doors away.

Two public car parks are situated nearby, and the property is well served by numerous bus routes. Brighton Station is approximately a 10 minutes walk away, providing excellent connectivity.

Description

Abacus House, a prominent building comprehensively rebuilt behind a retained façade in 2014.

The accommodation provides clear, open-plan space and can be subdivided to suit a range of occupier requirements.

Various split options ranging from 1,500 sq ft to 6,000 sq ft are available upon request.



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Rateable Value

To be reassessed.

Planning

We understand that the premises now benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 2020.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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11 June 2026

