

OUTSTANDING NEW OFFICE SPACE TO LET

11-13 Ship Street, Brighton, BN1 1AD

Rent £25 per sq ft



DESCRIPTION:

High quality grade A office space that will be available to occupy Spring 2021. comprising 3 spaces which will be available to let either individually or as whole.

REFURBISHED SUITE -Configured as open plan with partitioned meeting rooms, kitchen facilities, staff break out and WC plus shower rooms. Accommodation over ground and lower ground floor. **1,652 ft² (153 m²)**

NEW BUILD-Three storey building with self-contained gated entrance. Mostly open plan accommodation with private offices/meeting rooms, kitchen facilities, staff break out, WC plus shower rooms and floor to ceiling windows. **2,852 ft² (265 m²)**

STUDIO- Configured over ground and lower ground floor with self-contained entrance. Open plan accommodation with WC facilities plus shower room and kitchenette **300 ft² (28 m²)**

LOCATION:

Situated on the western side of Ship Street, to the north of Brighton Seafront & on the periphery of The famous Lanes. With an array of occupiers in Ship Street including Hotel Du Vin, The Ivy, The Projects, Café Coho, Patty & Bun, Electric & England Home this is without doubt an exciting spot to locate to. Brighton Station is approximately 10 minutes walk away where there are regular services to both London & along the coast.

LEASE:

New effective full repairing & insuring leases available for a term to be agreed at a rent of £25 per sq ft exclusive of rates VAT & all other outgoings.

RATES:

Rateable Value: To be assessed following completion of works/occupancy.

EPC:

To be provided upon completion of works.

LEGAL COSTS:

Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.

VIEWING:

By prior appointment through joint agents, Eightfold Property. Call 01273 672 999, email commercial@eightfold.agency Or Graves Son & Pilcher 01273 321123



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