



FANTASTIC NEW BUILD OFFICES TO LET

GROUND FLOOR & BASEMENT (FRONT OFFICE)

11-13 SHIP STREET, BRIGHTON, BN1 1AD

OUTSTANDING CITY CENTRE NEW BUILD OFFICES TO LET

1,652 sq ft
(153.48 sq m)

- GREAT LOCATION
- HI SPEC
- NEW BUILD
- FITTED KITCHEN
- FUNKY SPACE
- AIR CONDITIONED
- GREAT LIGHT
- SELF CONTAINED

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Summary

Available Size	1,652 sq ft
Rent	£41,300 per annum Exclusive of rates VAT & all other outgoings
Business Rates	To be assessed.
Service Charge	A service charge will be payable based on a fair proportion of expenditure for the building.
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

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.

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.

Studio- Configured over ground and lower ground floor with self-contained entrance.

Open plan accommodation with WC facilities plus shower room and kitchenette

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.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Unit - GROUND & BASEMENT (SHIP STREET)	1,652	153.48
Total	1,652	153.48

Terms

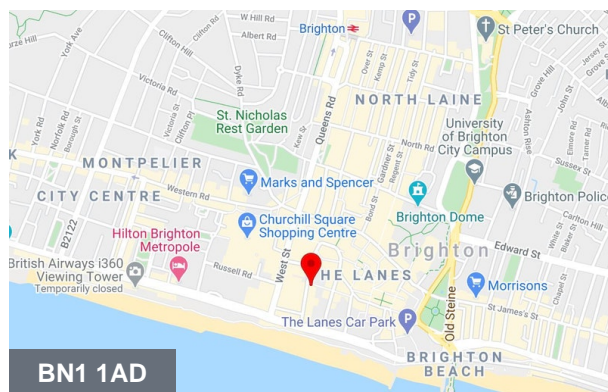
Available by way of new lease for a term to be agreed.

VAT

All figures quoted are exclusive of VAT.

Legal costs

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



Viewing & Further Information



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