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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

CITY CENTRE OFFICES

TO LET • 556 ft² / 51.66 m²



2nd & 3rd FLOORS

37 SHIP STREET

BRIGHTON BN1 1AB

Situated in central Brighton in the heart of the city, close to The Lanes (see location plan overleaf). The location affords easy access to various shopping and leisure facilities, together with the seafront, and an abundance of public transport links. NCP car parks are also close by.

The suites are arranged as 2 rooms on each floor and share WC facilities with other occupiers in the building. Approached via an entrance in Lewis Buildings, the suites are available individually or together.

Ground Floor:	Entrance Hall	
Second Floor:	2 Rooms	in all 278 ft² / 25.83 m²
Third Floor:	2 Rooms Shared WCs	in all 278 ft² / 25.83 m²
TOTAL FLOOR AREA		556 ft² / 51.66 m²

All measurements are approximate

Services not tested

Rateable Value: £7,400

EPC applied for

The suites are **TO LET** on a new FRI lease for a term to be agreed at a rental of **£10,000 per annum** exclusive.

Viewing by appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER**