



Fully serviced offices in central Brighton

Projects

Nile House, Nile Street, Brighton, BN1 1HW

Serviced Office

TO LET

7 to 14 Desks

- Fully serviced offices in a range of sizes
- Business Rates, service charge and amenities included
- Situated in the vibrant Lanes, close to the beach
- Podcast suite, rooftop terrace, cafe and bar
- 24/7 access
- Full programme of Member events
- Private gym, fully stocked showers, changing rooms and bike storage

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Summary

Available Size	7 to 14 Desks
Rent	£3,420 - £6,720 per month
Business Rates	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Serviced Office – subject to legal review

Description

Projects Nile House comprises of 5 floors of coworking, serviced offices, collaboration rooms, meeting spaces, podcast suite, roof terrace, a cafe and bar, plus a large-scale events space. There is an ideal work space solution here for teams of anywhere up to 150. Member benefits include 24/7 access, flexible contracts, a dedicated team to support and promote you, members cafe, a full programme of exciting member events, private gym and weekly movement classes, fully stocked showers, changing rooms and bike storage and member discounts at restaurants, hotels, spas and more.

- 14 Desk Office available mid Aug 2026
- 9 Desk Office available early Sept 2026
- 7 Desk Office available March 2027

Accommodation

The accommodation comprises the following areas:

Description	Size	Rent	Availability
Nile House (14 Desks)	14 Desks	£6,720 /month	Available
Nile House (9 Desks)	9 Desks	£4,320 /month	Coming Soon
Nile House (7 desks)	7 Desks	£3,420 /month	Coming Soon

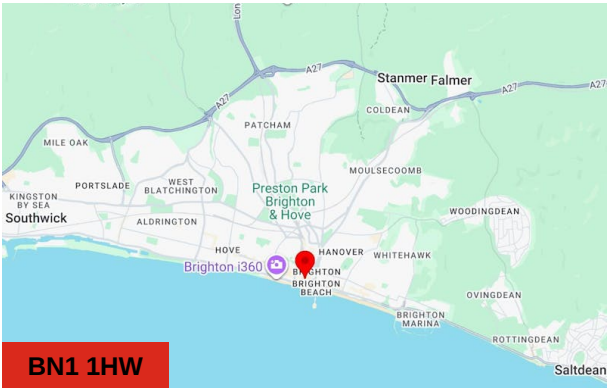
Location

Situated in a sought after location in the heart of Brighton’s historic Lanes & prime retail areas. Nearby occupiers include Giggling Squid, The Permit Room, The Breakfast Club, Il Bistro & Burger & Lobster. There is also a range of other quirky independent retailers, cafes, restaurants, and bars nearby. Brighton Train Station is approximately 0.6 miles away which provides regular services to London and other areas in Sussex.

Terms

New lease available on flexible terms for a minimum of 12 months, from £480 per desk per calendar month exclusive.

Deposit required is 2 x monthly rate exclusive.



Viewing & Further Information



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