

CITY CENTRE OFFICES

556 ft² / 51.66 m²

TO LET



2ND & 3RD FLOORS

37 SHIP STREET, BRIGHTON BN1 1AB



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in a vibrant city centre location, just off North Street and close to The Lanes and Duke Street. There is a wide variety of shops, restaurants and leisure amenities nearby, including The Ivy, Pizza Pilgrims, Trading Post Coffee, Browns Restaurant & Bar, and Premier Inn. Brighton railway station, the seafront, Churchill Square Shopping Centre, car parks and extensive bus services are within walking distance.

Description

The accommodation is arranged on 2nd and 3rd floors, and is accessed via an entrance in Lewis's Buildings.

Second Floor	2 rooms	278 ft²	25.83 m²
Third Floor	2 rooms shared WCs	278 ft²	25.83 m²
Total Floor Area		556 ft²	51.66 m²

Terms

The accommodation is **TO LET** for a term to be agreed at a commencing rental of **£10,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental is exclusive of business rates, building service charge, building insurance premium, utility costs and any other outgoings.

Rateable Value £7,400 **EPC Rating** E - 114

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

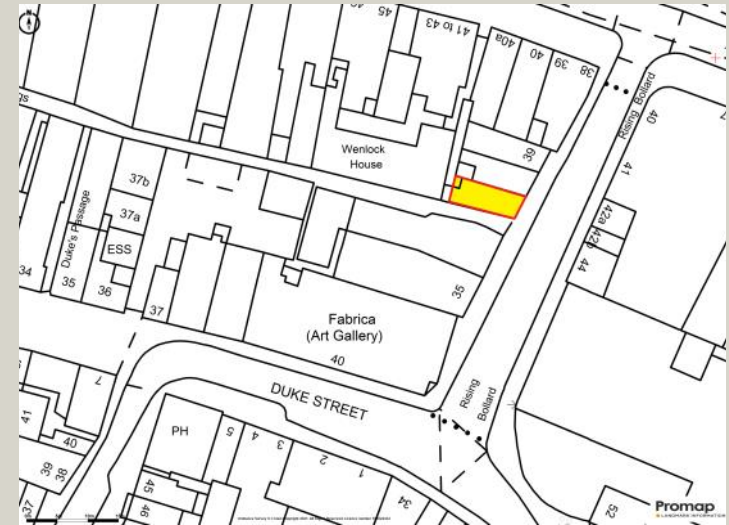


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