

Commercial 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

767 ft² / 71 m² • TO LET



**1st / 2nd / 3rd Floors
38 Ship Street
Brighton BN1 1AB**



Situated in a vibrant city centre location, just off North Street and close to numerous shops, restaurants, banks, hotels and other amenities, including The Ivy, Trading Post Coffee, Browns Restaurant/Bar and Premier Inn. There are extensive bus services in North Street. Brighton Station, the seafront, Churchill Square and numerous car parks are within walking distance.

The premises comprise attractive offices over three floors, with good natural light and entryphone system.

The accommodation is arranged as follows:

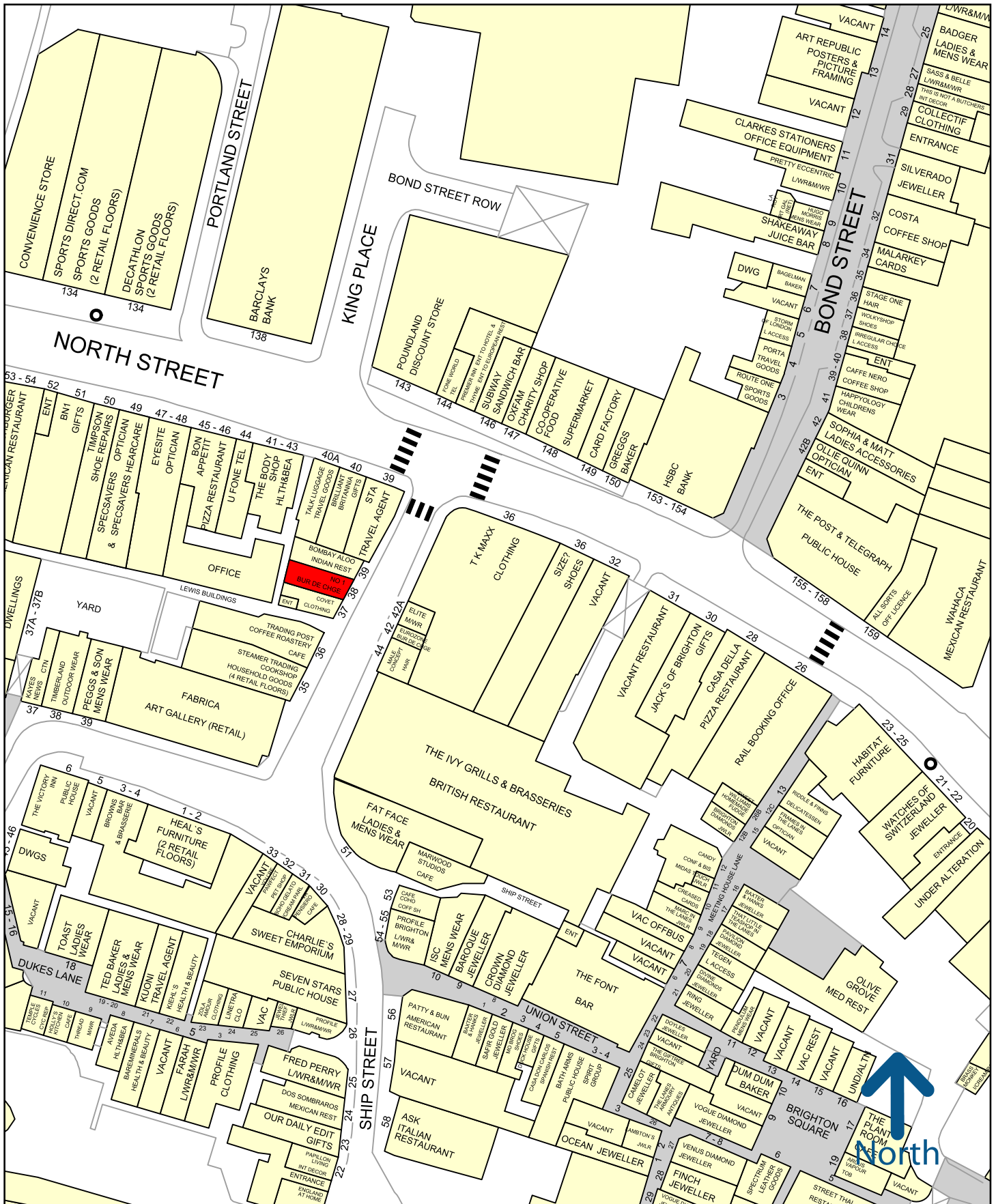
First floor	office, store room	260 ft ²	/	24 m ²
Second floor	office (incorporating kitchen area) WC	255 ft ²	/	23 m ²
Third floor	office area WC	252 ft ²	/	23 m ²
Total Floor Area		767 ft²	/	71 m²

Rateable Value: £11,000
EPC Rating: E - 121

services and amenities not tested
measurements are approximate

The premises are **TO LET** for a term to be agreed at a commencing rental of **£15,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

Viewing by strict appointment with SOLE AGENT, **GRAVES SON & PILCHER LLP**



50 metres

Experian Goad Plan Created: 07/02/2020
Created By: Graves Son and Pilcher LLP



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