

CITY CENTRE OFFICES

767 ft² / 71 m²

TO LET



1ST / 2ND / 3RD FLOORS

38 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 comprises attractive offices over three floors, with good natural light and entry phone system. The entrance is on Ship Street.

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 ft ²	71 m ²

Terms

The accommodation is **TO LET** for a term to be agreed at an introductory commencing rental of **£12,000 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 £13,000 **EPC Rating** E - 121

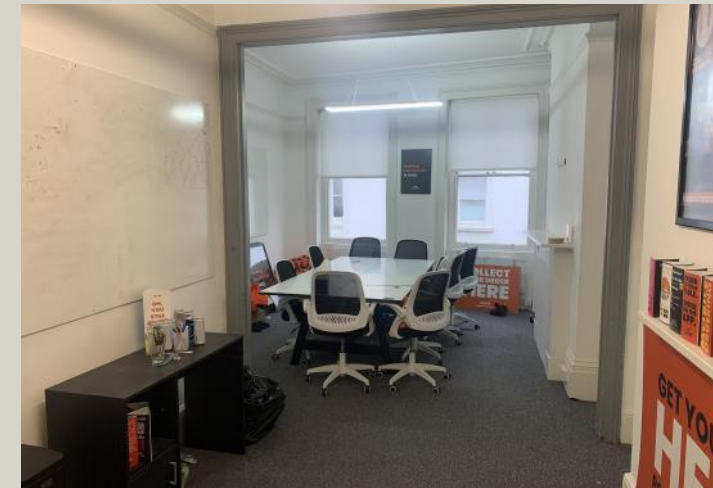
Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

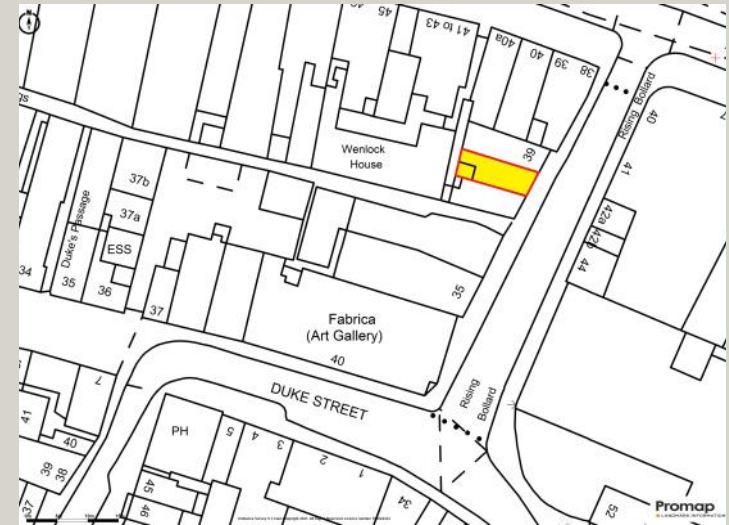


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