

**Fully Refurbished & New Build  
OFFICE ACCOMMODATION In Central Brighton  
Grade A Specification 300 - 5,358 sqft**

**TO LET**



**11 - 13 SHIP STREET**

**BRIGHTON BN1 1NR**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in central Brighton, Ship Street, a sought after commercial thoroughfare and close to the historic Lanes and Brighton seafront. Nearby occupiers include Heals, The Ivy, Pro Cook, Fred Perry, Ragyard, Fat Face, Ted Baker, Ask Italian and Patty & Bun.

## Accommodation

Quality Grade A office accommodation available to pre-let with the opportunity for the incoming tenant to discuss fit-out and design with the landlords and therefore creating their own bespoke space. Available end of 2020.

<b>Refurbished Suite</b>	1,652 ft <sup>2</sup>	153 m <sup>2</sup>	Configured as open plan with partitioned meeting rooms, kitchen facilities, staff break out and WC plus shower rooms. Accommodation over ground and lower ground floor.
<b>New Build</b>	2,852 ft <sup>2</sup>	265 m <sup>2</sup>	Three storey building with self-contained gated entrance. Mostly open plan accommodation with private offices/meeting rooms, kitchen facilities, staff break out, WC plus shower rooms and floor to ceiling windows.
<b>Studio</b>	300 ft <sup>2</sup>	28 m <sup>2</sup>	Configured over ground and lower ground floor with self-contained entrance. Open plan accommodation with WC facilities plus shower room and kitchenette.

- premium flooring • LED lighting • on demand internet • video intercom • CCTV • air-conditioning •
- fully tiled WC and shower area • floor to ceiling windows (new build) • solid oak doors •

## Terms

A new lease is available for a term to be negotiated at a commencing rental of £25 psf pa ex. The property may be elected for VAT. Incoming tenant to contribute toward the landlords legal fees.

**Rateable Value** To be assessed

**EPC** To be assessed

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



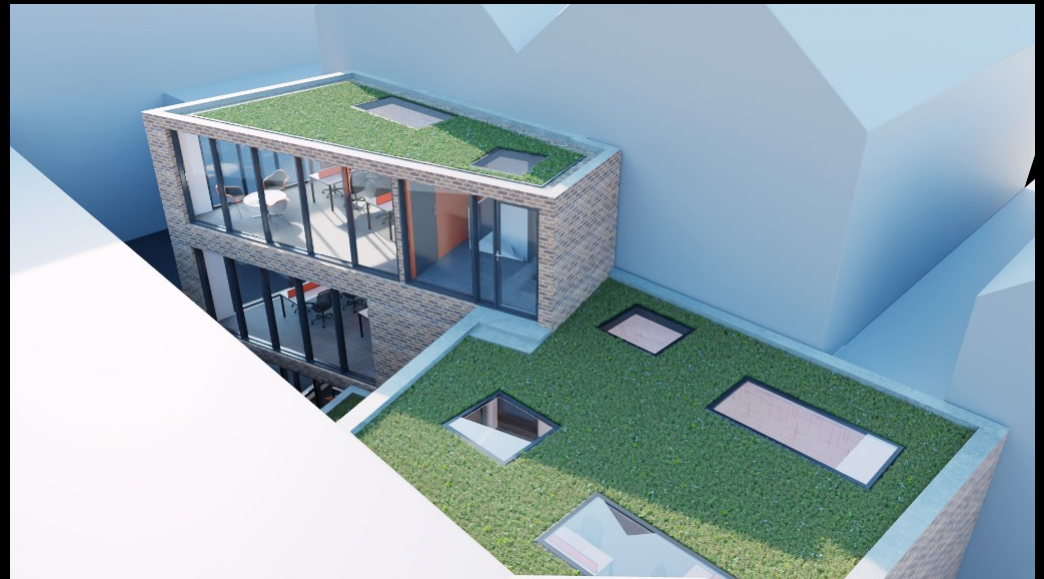
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