

**MAKING
PROPERTY
WORK**

SHW

SHW.CO.UK



TO LET

OFFICE – 1,634 SQ FT (151.8 SQ M)

65-67 Ship Street, Brighton, East Sussex, BN1 1AE

LOCATION

The property is located on Eastern side of Ship Street close to both Brighton Seafront and The Lanes shopping area. The Lanes is a well established commercial area which is predominantly made up of shops, cafe & restaurants operators and offices.

There are several public car parks close by and Brighton railway station is within approximately 1/3 of a mile of the property at the northern end of Queens Road. The Churchill Square shopping centre is within half a mile of the office.

DESCRIPTION

The available space is located on the second floor of this three storey building. The second floor is predominantly open plan with its own WC & Kitchen facilities.

The office benefits from its own designated ground floor entrance.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Second Floor	1,634	151.8
TOTAL	1,634	151.80

RENT

£36,000 PAX.

AMENITIES / OPPORTUNITY

- Predominantly open plan with its own WC & Kitchen facilities.
- Own designated ground floor entrance.
- Solid floors
- Suspended ceilings

LEASE TERM

The property is available by way of a new effective FRI lease, for a term of years to be agreed.

RATES

The premises have a rateable value of £24,500 (April 2023).

VAT

VAT will be chargeable on the terms quoted.

SERVICE CHARGE

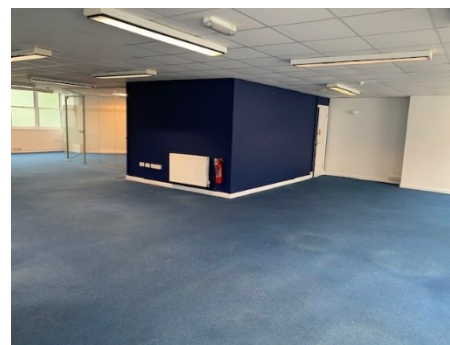
Please contact the agent for further information.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS – 01273 876 200

James Bryant

t: 01273 876 252

e: jbryant@shw.co.uk

Jasmine Dean-Milward

t: 01273 876 209

e: jdean-milward@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**