



**TO LET**

**OFFICE – 298.5 – 597.0 SQ FT (27.7 – 55.4 SQ M)**  
8-9, Ship Street, Brighton, BN1 1AZ

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## Rent | On application

### LOCATION

The property is located on Western 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, cafes, restaurant operators and offices.

Brighton's mainline train station is approx. 10 minutes walk away. Regular services to London (50 minutes to Victoria) and Gatwick Airport.

### DESCRIPTION

The available accommodation is situated on part of the first and second floor of this self-contained office. The accommodation is fully fitted and furnished for up to 12 people per office.

The occupier will benefit from access to all co-working and breakout areas.

### RENT

Rent on application.

### LEASE TERMS

Available on flexible terms.

### ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
OFFICE 1	298.5	27.7
OFFICE 2	298.5	27.7
TOTAL	597.0	55.4

### MEMBER BENEFITS

- 24/7 access to your office, co-working areas and break out spaces
- Full concierge services dedicated member cafe, roof terrace and bar
- Access to events and workshops
- Member gym and fitness classes
- Showers and changing rooms

### VAT

The property has been elected for VAT.

### EPC

An EPC is being prepared and will be available shortly.



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