

# CITY CENTRE OFFICES

556 ft<sup>2</sup> / 51.66 m<sup>2</sup>

# TO LET



**2ND & 3RD FLOORS**

**37 SHIP STREET, BRIGHTON BN1 1AB**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## 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 is arranged on 2nd and 3rd floors, and is accessed via an entrance in Lewis's Buildings.

<b>Second Floor</b>	<b>2 rooms</b>	<b>278 ft<sup>2</sup></b>	<b>25.83 m<sup>2</sup></b>
<b>Third Floor</b>	<b>2 rooms shared WCs</b>	<b>278 ft<sup>2</sup></b>	<b>25.83 m<sup>2</sup></b>
<b>Total Floor Area</b>		<b>556 ft<sup>2</sup></b>	<b>51.66 m<sup>2</sup></b>

## Terms

The accommodation is **TO LET** for a term to be agreed at a commencing rental of **£10,000 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**      £7,400                      **EPC Rating**    E - 114

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

amenities and services not tested  
measurements are approximate

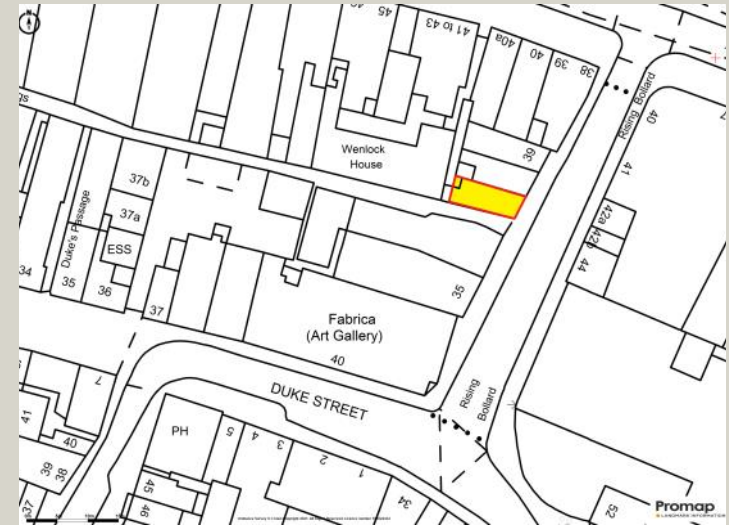


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50 metres

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