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ROX, 10-14 Gloucester Place, Brighton, BN1 4UD

TO LET: PRIME COMMERCIAL SPACE IN NORTH LAINE AREA

LOCATION



The ROX development occupies a prominent position on Gloucester Place, in the heart of Brighton, and is built on the historic site of the former Astoria Cinema. This striking, design-led scheme features a mix of contemporary apartments and townhouses centred around a landscaped residents' courtyard, with an attractive commercial unit available at ground and lower ground floors.

Positioned directly opposite the landmark Circus Street regeneration project, the area benefits from a significant influx of footfall. Circus Street delivers over 40,000 sq ft of Grade A office space, alongside retail and leisure uses, student and private residential accommodation, and the acclaimed South East Dance performance space.

Gloucester Place lies within the dynamic North Laine district, Brighton's creative and cultural quarter, renowned for its independent retail, cafés, and leisure operators. The location is a short walk from Brighton mainline station and the seafront, offering excellent connectivity for both customers and staff.

Description:

Positioned on either side of the striking main residential entrance, the available unit forms part of a high-quality, design-led mixed-use development in central Brighton.

With an established café already occupying the north unit, the middle south space offers an ideal opportunity for complementary uses such as boutique retail, beauty and wellness, leisure, or medical services.

Key Features:

- Prime North Laine Location within Exclusive ROX Development
- Outside Seating Potential
- From 392 sq ft to 2,693 sq ft Available
- Attractive Incentives and Flexible Lease Terms

Accommodation:

The approximate net internal areas measured are as follows:

| Name/Floor | SQFT | SQM | Ground |
|------------|-------|--------|--------|
| Floor | 392 | 36.42 | g |
| | 2,301 | 213.77 | T |
| Total | 2,693 | 250.19 | |

Rent:

£17,000 - £30,000 per annum exclusive

Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

Service Charge:

Further details available on request

Specifications:

The unit will be delivered in shell and core condition, providing a blank canvas for an incoming tenant to undertake a bespoke fit-out. The landlord is prepared to offer a rent-free period, subject to lease terms, to support initial occupation and fit-out works.

The retail frontage includes openings onto the forecourt and adjacent pavement area, offering potential for external seating or product display, subject to landlord approval and the necessary consents from the local authority.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).



Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.











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gravesjenkins.com



Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB