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11 & 13 Ship Street, Brighton, BN1 1AD

TO LET: DISTINCTIVE OFFICE HEADQUARTERS IN BRIGHTON'S LANES

LOCATION



The properties are situated on the west side of Ship Street, in the heart of Brighton's historic Lanes and a short walk from the seafront. This sought-after part of the city provides an attractive business setting, surrounded by independent shops, cafés, restaurants and hotels.

Duke Street, Dukes Lane and the wider city centre shopping and leisure amenities are close at hand, offering an excellent choice for staff and visiting clients. Brighton mainline railway station is also within walking distance.

Description:

An opportunity to establish a distinctive business headquarters in the heart of Brighton's historic Lanes, combining character premises fronting Ship Street with a contemporary three-storey office building arranged around an internal courtyard.

Offered together for a single occupier, 11 & 13 Ship Street provide a varied working environment with open-plan workspace, private offices and meeting rooms, complemented by reception, kitchen and staff facilities. The arrangement offers scope to accommodate client-facing activities and team working within one central Brighton base.

The rear building benefits from floor-to-ceiling glazing and skylights, bringing excellent natural light into the accommodation. Air conditioning, shower facilities and secure cycle storage within the gated courtyard add to its appeal for office occupiers.

The surrounding cafés, restaurants and shops, together with the nearby seafront, provide an attractive setting for staff and visiting clients.

Key Features:

- Distinctive headquarters opportunity in Brighton's Lanes
- Open-plan workspace, private offices and meeting rooms
- Floor-to-ceiling glazing and skylights to the rear building
- Gated courtyard, secure cycle storage and on-site showers

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor 11 Ship Street1,01193.92First Floor 11 Ship Street96889.93Second Floor 11 Ship Street38135.40Ground Floor 13 Ship Street1,315122.17Basement 13 Ship Street - Kitchen/WC ancillary accommodation37935.21Total4,054376.63

Rent:

£106,250 per annum

Terms:

The premises is available together by way of a new lease for a term to be agreed, at a guide rent of £106,250 per annum exclusive (£30 psf).

11 Ship Street is offered on full repairing and insuring terms. A service charge applies to 13 Ship Street, currently budgeted at approximately £3 per sq ft.

The existing lease expires in May 2027. Earlier occupation is available subject to agreement and vacant possession.

Service Charge:

A service charge applies to 13 Ship Street only, currently budgeted at £3 per sq ft per annum, covering building insurance, communal services, management and repairs. No service charge applies to 11 Ship Street, which is let on full repairing and insuring terms.

Specifications:

- Modern three-storey rear office building
- Character front office accommodation with its own street entrance
- Floor-to-ceiling glazing and skylights to 11 Ship Street, providing excellent natural light
- Open-plan workspace, private offices and meeting rooms
- Air conditioning to the rear building
- LED lighting
- Wood-effect laminate flooring
- Kitchen and staff facilities
- WC and shower facilities
- Gated internal courtyard with secure cycle rack
- CCTV and video intercom
- Potential courtyard parking, subject to agreement

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agents 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.





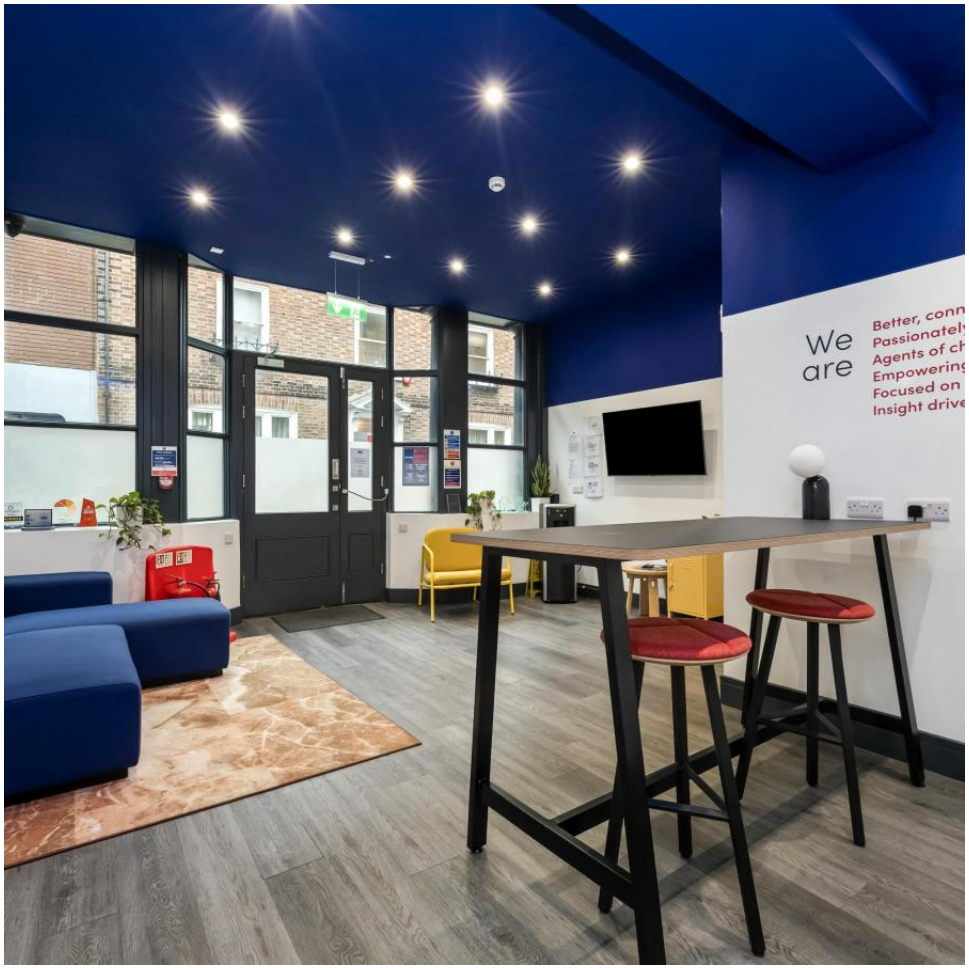







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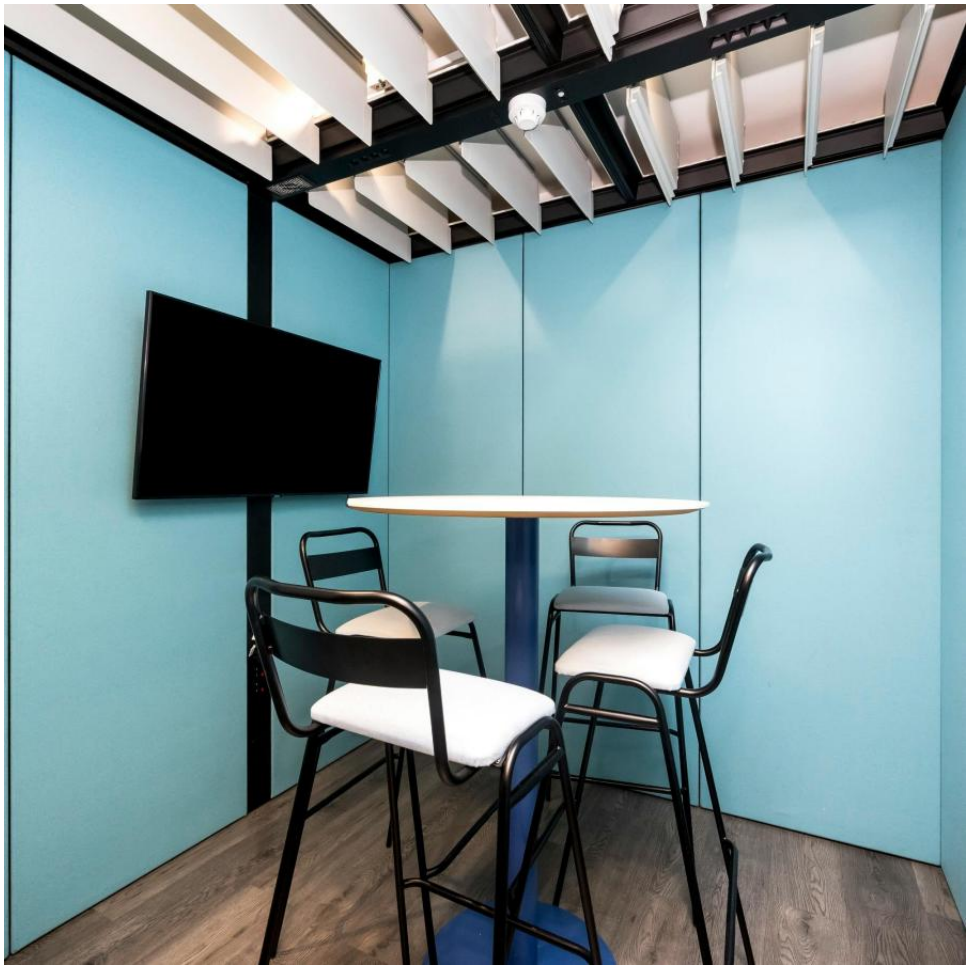

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EXIT












First Aid St
Food
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GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.