



graves
jenkins
PROPERTY PEOPLE

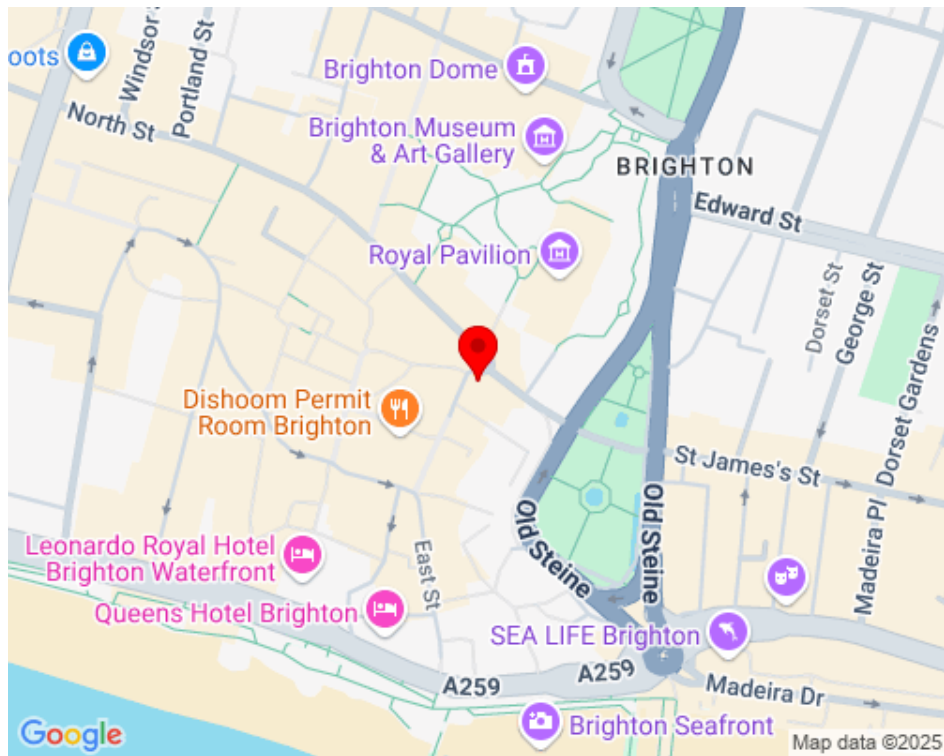
[gravesjenkins.com](https://www.gravesjenkins.com)



Castle Square House, Brighton, BN1 1EG

TO LET: MODERN OFFICE SUITES IN CENTRAL BRIGHTON

LOCATION



An impressive office corner office building fronting Castle Square and East Street in Brighton city centre. It is walking distance to the shopping areas of The Lanes and Churchill Square, with Brighton seafront closeby and only a 10 minute walk to the mainline Brighton Station.

Description

Modern city centre office space available on flexible leasing terms. 2nd and 3rd floors available either together or to be let separately. The suites are configured mainly as open plan with some partitioned meeting rooms.

Key Features

- Prime Central Brighton Location
- Modern Office Accommodation
- 2nd and/or 3rd Floor Offices
- Flexible Terms

Accommodation

A spacious main entrance from Castle Square leading to the reception lobby, a lift accessing all floors and main staircase, all arranged as follows;

Second Floor 2,012 sq ft (192m²)

Third Floor 2,047 sq ft (193m²)

Total Accommodation 4,059 sq ft (385m²)

Amenities

- Air conditioning plus heating.
- Raised floor.
- Plenty of natural light.

- 8 person passenger lift.
- Carpeted throughout.
- Suspended ceiling.
- Separate male and female w/c facilities.
- Kitchen.
- Phone entry system.
- Glass partitioned meeting room.

Second Floor Office To Let: £22.50/sq ft

Third Floor Office UNDER OFFER

Second & Third Floor Offices To Let: £22.50/sq ft

Lease

A new sub-lease is available for a term to be negotiated - no later than December 2025.

Commencing Rental

£22.50/sq ft

2nd Floor £45,270 per annum, exclusive.

3rd Floor £46,058 per annum, exclusive.

Repairing Liability



A contribution will need to be made by way of a Service Charge toward the general maintenance of the building, the cleaning of the common parts, building insurance etc - full information on request.

Business Rates

Brighton & Hove City Council

Offices and Premises

Second Floor Rateable Value £

Third Floor Rateable Value £29,250

Valid from 2019 (current assessment)

VAT

The property is elected for VAT and therefore VAT will be payable on the terms quoted.

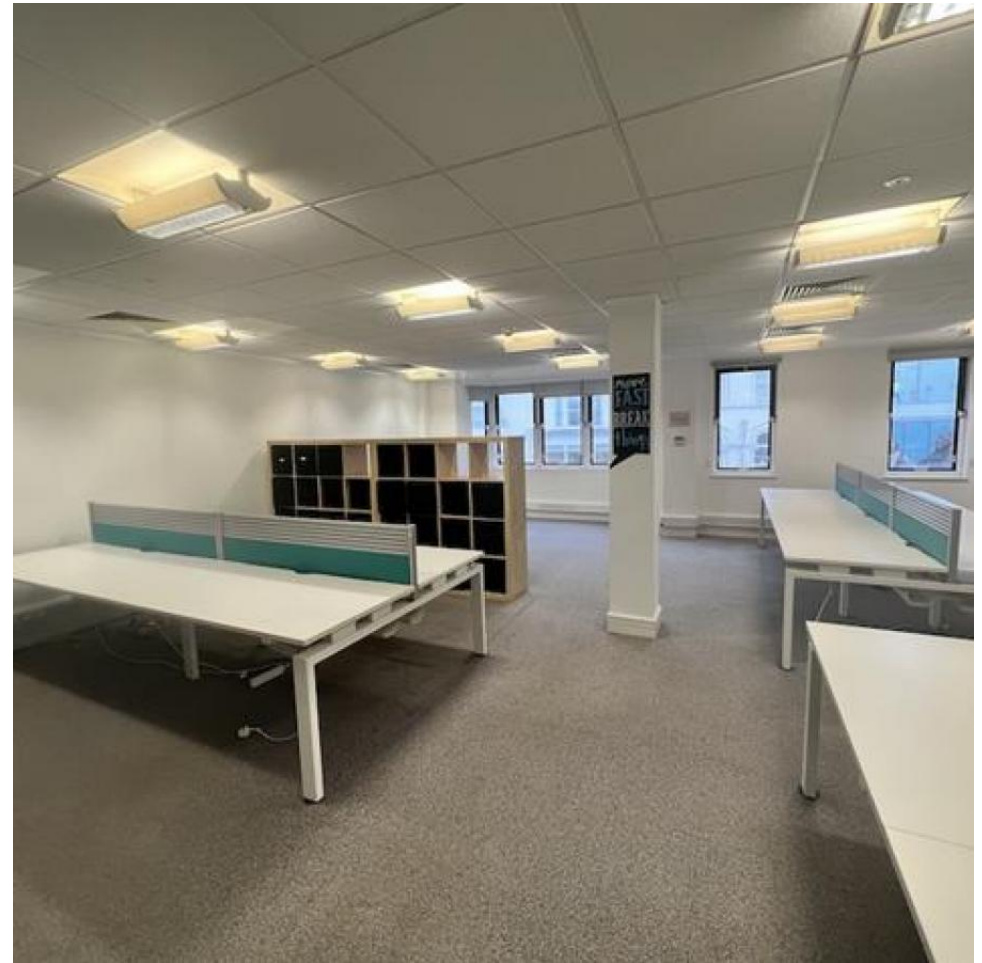
Legal Fees

Each party to be responsible for their own legal fees.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins

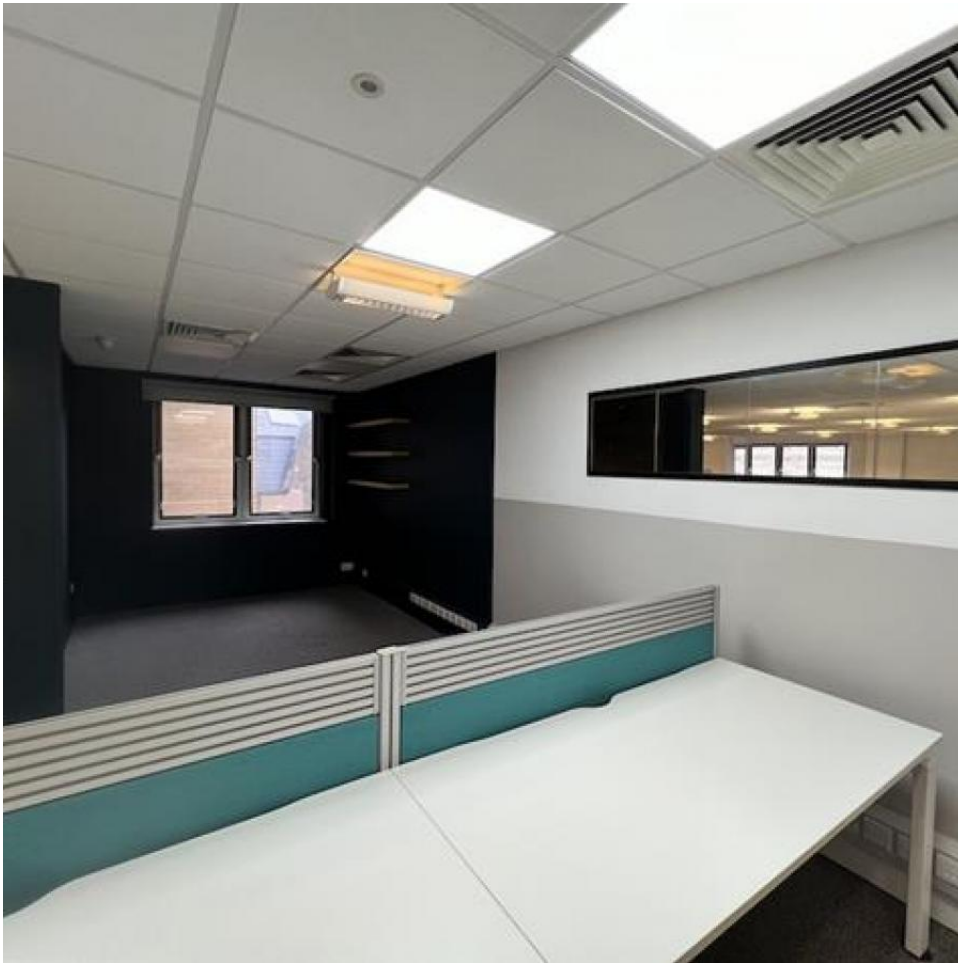
















GET IN TOUCH
gravesjenkins.com



Phil Graves

01273 701070
07970 747197
graves@gravesjenkins.com



Oli Graves

01273 701070
07435 099764
oli@gravesjenkins.com



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