



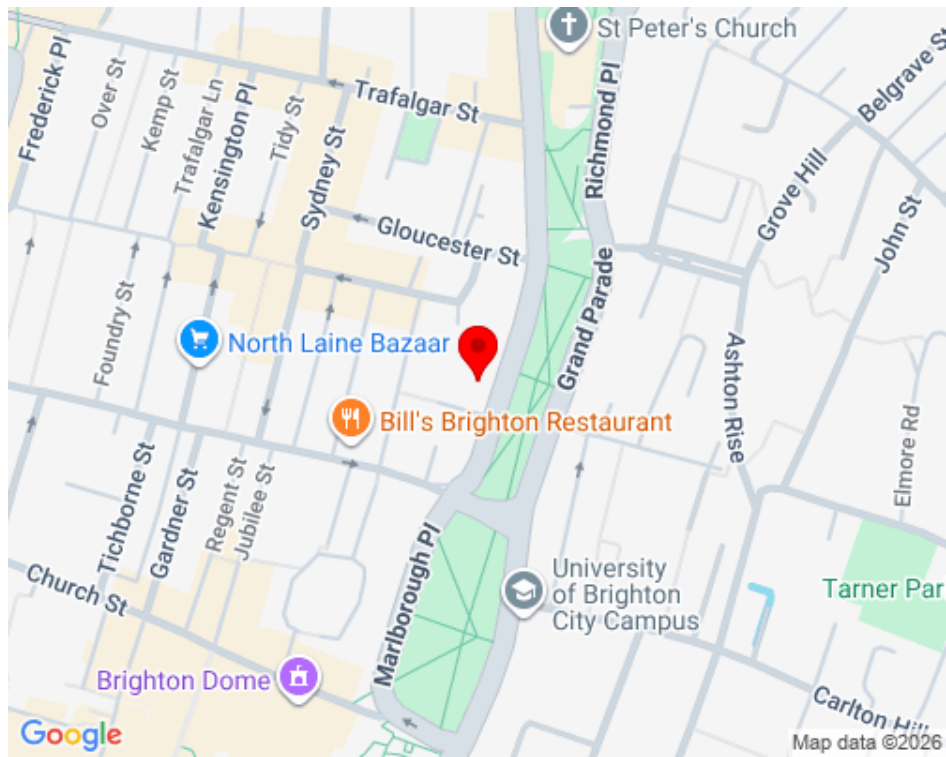
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Gloucester Place, Brighton, BN1 4UD  
PRIME COMMERCIAL SPACE IN NORTH LAINE AREA

# LOCATION



## Description:

Each party to bear their own costs

Positioned on either side of the striking main residential entrance, the available unit forms part of the exclusive, design-led ROX mixed-use development in the heart of Brighton's vibrant North Laine.

## Key Features:

- Prime North Laine Location within Exclusive ROX Development
- Outside Seating Potential
- Versatile Space
- Attractive Incentives and Flexible Lease Terms Available

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor Shell and Core Unit: 36.42 sq m (392 sq ft)

Basement Available by separate negotiation, subject to size and specification.: 213.77 sq m (2,301 sq ft)

**Total:** 250.19 sq m (2,693 sq ft)

## Rent:

£17,000 - £30,000 per annum

## VAT:

VAT is Applicable

## Legal Fees:









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