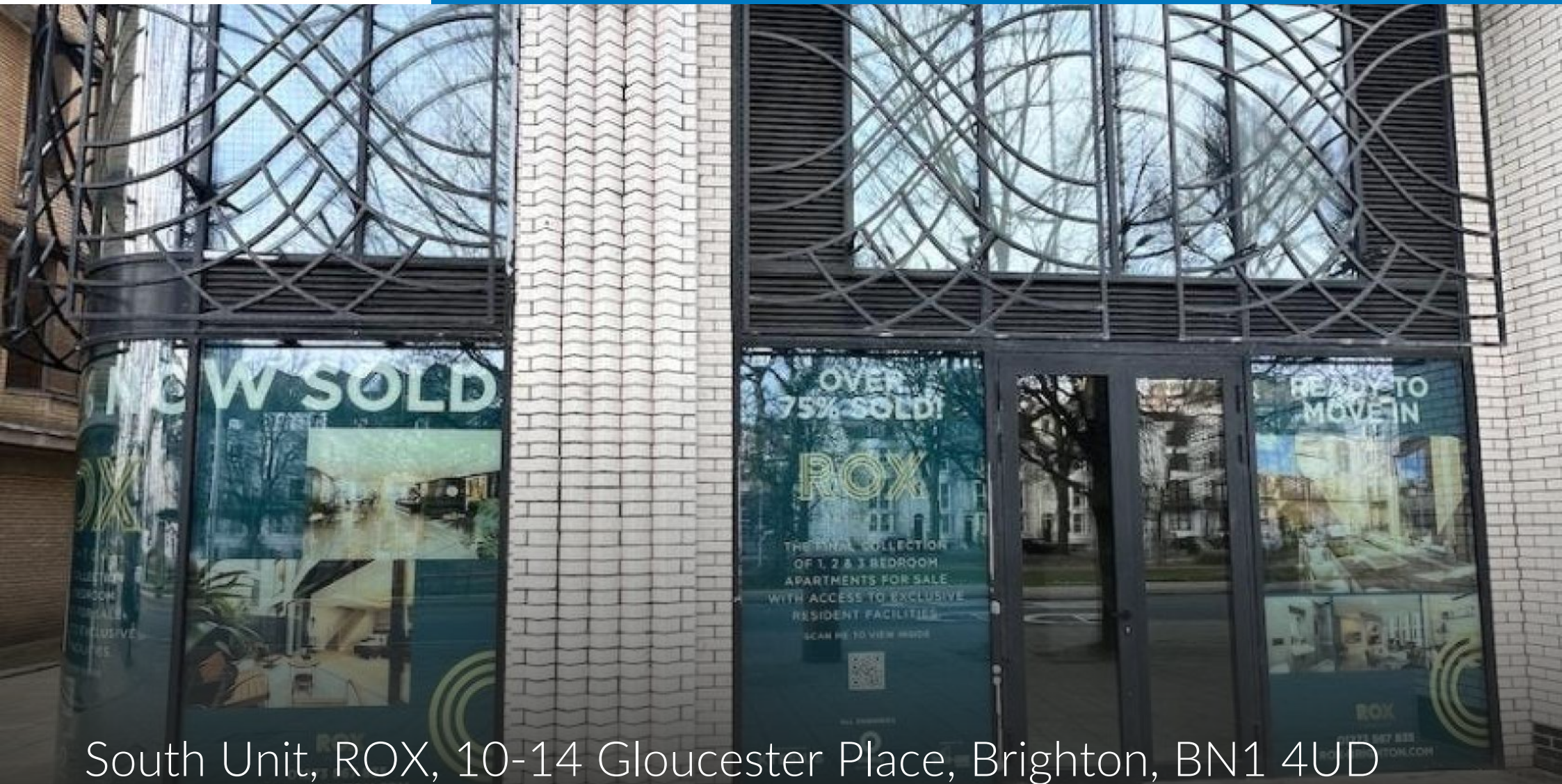




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South Unit, ROX, 10-14 Gloucester Place, Brighton, BN1 4UD

TO LET: PRIME CORNER RETAIL UNIT IN NORTH LAINE AREA

# LOCATION



The Corner South Unit at ROX presents an exciting opportunity for occupiers within a striking, design-led development on the site of the former Astoria Cinema. ROX seamlessly blends contemporary residential living with a dynamic commercial offering at the ground and lower levels, creating a vibrant destination in the heart of Brighton.

This prominent corner unit benefits from high visibility and dual-aspect frontage onto Gloucester Place, ensuring strong footfall from both local residents and visitors. Directly opposite, the Circus Street regeneration scheme delivers 40,000 sq ft of Grade A office space, retail, and cultural facilities, including South East Dance, alongside private and student accommodation - further enhancing the area's commercial appeal.

Positioned at the gateway to Brighton's North Laine, the unit is surrounded by an eclectic mix of independent retail, hospitality, and creative businesses. It is conveniently located just a 12-minute walk north to Brighton Station and a 14-minute walk south to Brighton Beach, offering excellent connectivity and access to a high footfall area.

With strong transport links, a thriving local economy, and a vibrant surrounding community, this space presents an exceptional opportunity for businesses looking to establish themselves in one of the city's most sought-after locations.

## Description:

A highly visible corner unit within the striking ROX development, positioned at the gateway to North Laine. Ideal for retail, café, or commercial use, the space benefits from dual aspect frontage, strong footfall, and potential for outdoor seating or displays (subject to consent).

Available on flexible leasing terms, this is a prime opportunity to establish a presence in one of Brighton's most sought-after locations.

## Key Features:

- Flexible Leasing Terms
- Highly Visible Corner Unit
- Dual Aspect Frontage
- Potential for Outdoor Seating or Displays

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor61657.23Total61657.23

## Rent:

£25,000 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.

## Specifications:

Each unit will be delivered to a shell and core specification, providing incoming tenants with a blank canvas to create a bespoke fit-out tailored to their brand. To support this, the landlord is prepared to offer a rent-free period as part of the lease terms.

The shopfronts will feature direct access to the forecourt and pavement area, offering the potential for outdoor seating or product displays, subject to landlord approval and necessary council consent.

## 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:

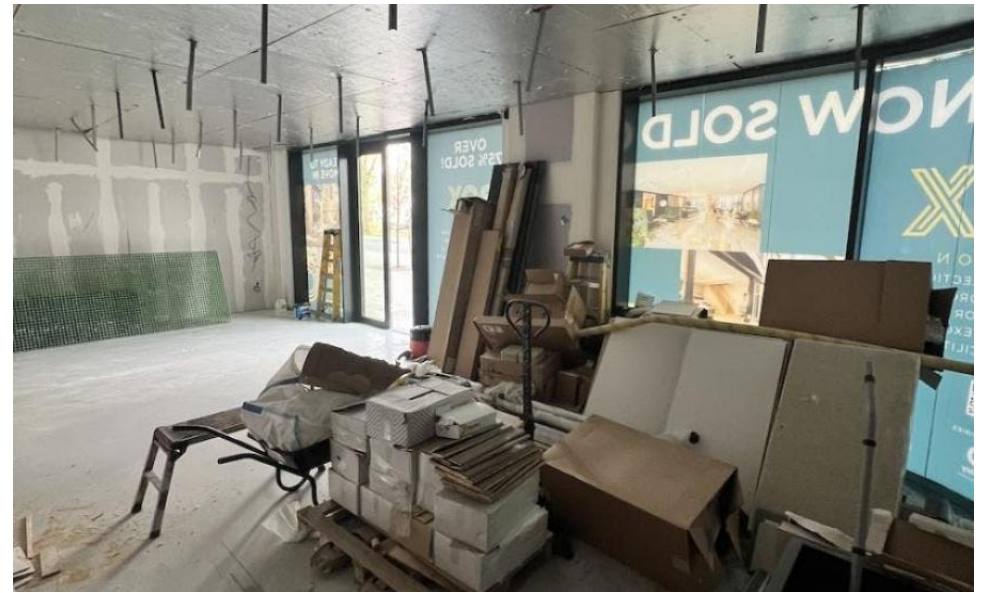
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the



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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