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Unit C, Circus Street, Brighton, BN2 9QF  
TO LET: NEWLY REFURBISHED 'CLASS E' OPPORTUNITY

# LOCATION



Nestled in the heart of Brighton, Circus Street is just a stone's throw away from all the excitement of the city's bustling central district. Located within walking distance of the North Laine area, Brighton Dome, the Lanes, and the Seafront, Circus Street is also just a 10-minute stroll from the station, which offers high-speed connections to London and Gatwick.

The vibrant development comprises 30,000 sq ft of office space, alongside a range of amenities, including 142 new homes, 450 student bedrooms, and 20,000 sq ft of Dance Space - a dynamic new home for South East Dance. The development also features 9,000 sq ft of retail space, which is set around buzzing public areas, making it the perfect destination for those looking to live, work, and play in one of Brighton's most exciting new neighbourhoods.

## Description:

Brighton's municipal market has been transformed into a vibrant new quarter for the city and Circus Street is set to become home to a number of unique and dynamic businesses.

Self-contained commercial units are available on the ground floor of Circus Street, ranging in size from approximately 600 sq ft to 750 sq ft. These units offer exciting opportunities in a vibrant atmosphere, surrounded by inspired open spaces.

## Key Features:

- Flexible Leasing Terms Available
- EPC Rating - A
- Recently Refurbished
- 10-Minute Walk to Brighton Station and Brighton Seafront
- Landlord Incentives Available (subject to terms)
- 142 New Homes, 450 Student Bedrooms, 20,000 sq ft of Dance Space and 30,000 sq ft of Offices

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	67562.71	Total	67562.71
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## Rent:

£20,500 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:

£1500 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Viewings:

Strictly via prior appointment through sole agents Graves Jenkins (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.









GET IN TOUCH  
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