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Middle Unit, ROX Gloucester Place, Brighton, BN1 4UD

TO LET: PRIME COMMERCIAL SPACE IN NORTH LAINES

LOCATION



The ROX development occupies a prominent position on Gloucester Place, in the heart of Brighton, and is built on the historic site of the former Astoria Cinema. This striking, design-led scheme features a mix of contemporary apartments and townhouses centred around a landscaped residents' courtyard, with an attractive commercial unit available at ground and lower ground floors.

Positioned directly opposite the landmark Circus Street regeneration project, the area benefits from a significant influx of footfall. Circus Street delivers over 40,000 sq ft of Grade A office space, alongside retail and leisure uses, student and private residential accommodation, and the acclaimed South East Dance performance space.

Gloucester Place lies within the dynamic North Laine district, Brighton's creative and cultural quarter, renowned for its independent retail, cafés, and leisure operators. The location is a short walk from Brighton mainline station and the seafront, offering excellent connectivity for both customers and staff.

Description

Positioned on either side of the striking main residential entrance, the available unit forms part of a high-quality, design-led mixed-use development in central Brighton.

With an established café already occupying the north unit, the middle south space offers an ideal opportunity for complementary uses such as boutique retail, beauty and wellness, leisure, or medical services.

Key Features

- Exclusive ROX Mixed Use Development

- Prime Central Brighton Location
- Suitable for Retail, Leisure, Wellness or Medical Use
- Ground and Lower Ground Floor - 2,693 sq ft

Accommodation

The unit benefits from a prominent street-level entrance fronting Gloucester Place and is arranged over two floors as follows:

- Ground Floor: 392 sq ft (36.4 m^2)
- Lower Ground Floor: 2,301 sq ft (213.8 m^2) - offering flexible layout options to suit specific operational requirements*

Total Floor Area: 2,693 sq ft (250.2 m^2)

*Lower ground space can be adapted to meet tenant needs, subject to design and consent.

Specification

The unit will be delivered in shell and core condition, providing a blank canvas for an incoming tenant to undertake a bespoke fit-out. The landlord is prepared to offer a rent-free period, subject to lease terms, to support initial occupation and fit-out works. The retail frontage includes openings onto the forecourt and adjacent pavement area, offering potential for external seating or product display, subject to landlord approval and the necessary consents from the local authority.

Lease

A new lease is available on flexible terms.

Middle South Unit: **£30,000 per annum, exclusive.**

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £-
- Valid from 1 April 2023 to present

To be reassessed.

VAT

VAT will be payable on the terms quoted.

Legal & Professional Fees

Each party is responsible for paying their own legal and professional fees incurred.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).










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