



SHW

**MAKING
PROPERTY
WORK**

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TO LET

OFFICE – 7,259 SQ FT (674.38 SQ M)

2nd Floor, 1 Gloucester Place, Brighton, East Sussex, BN1 4AA

DESCRIPTION

The 2nd Floor at Gloucester Place is a modern, open plan office with air conditioning and lots of natural light. One Gloucester Place is a purpose built office building which has recently undergone refurbishment to include a contemporary new reception and end of journey facilities. The available space is on the 2nd floor and provides open plan, fully fitted space.

LOCATION

Gloucester Place is situated in the heart of Brighton's city centre, benefiting from the town's renowned shopping, restaurant, cultural and leisure amenities. The building occupies a highly prominent corner position between North Road and Gloucester Street, just north of the Old Steine and Royal Pavilion.

Gloucester Place forms parts of the A23 (London Road). Brighton's mainline railway station is approximately a five minute walk away, providing direct service to London Victoria (53 minutes) and Gatwick Airport (26 minutes). The building has commanding views across the Valley Gardens conservation area to the sea.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
2nd	7,259	674.38
TOTAL	7,259	674.38

AMENITIES / OPPORTUNITY

- Open plan office
- Air conditioning
- Meeting rooms
- CAT A
- Kitchen area
- Fully fitted

RENT

£36.00 per sq ft.

TENURE

The space is available by way of a sub-lease from the existing tenant. The current lease runs until 2034, with breaks in 2029 and 2032.

Consideration would be given to a new lease direct from the landlord

RATEABLE VALUE

The current rateable value (2026) is £169,000.

VAT

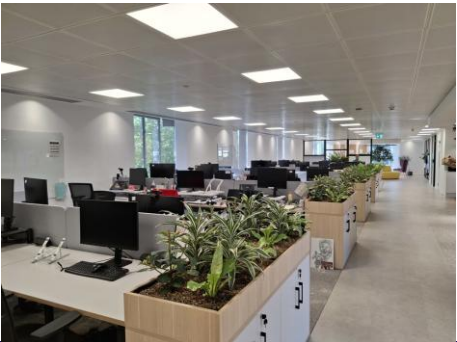
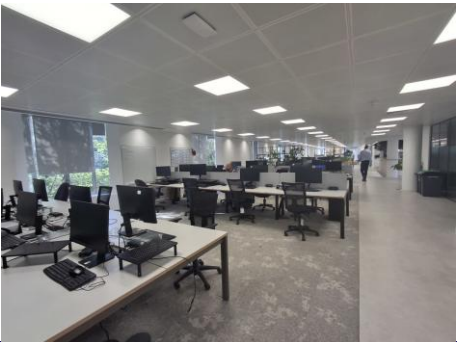
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.



VIEWINGS – 01273 876 200

Emma Ormiston

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Lewis Austin

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