



TO LET

OFFICE – 1,084 SQ FT (100.7 SQ M)

37B Dukes Yard, Brighton, East Sussex, BN1 1AG

LOCATION

37B Dukes Yard is located on Duke Street, a busy area that connects with the Brighton Lanes. Brighton Station and the sea front are only a short walk away.

DESCRIPTION

37B Dukes Yard is just off of Duke Street in a private gated yard. The space offers modern and open plan office space offering LED lighting, carpet tile flooring and kitchenette.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	537	49.89
First Floor	546	50.75
TOTAL	1,083	100.64

AMENITIES / OPPORTUNITY

- Modern open-plan office
- LED lighting
- Kitchenette
- Cat A space
- Located in a private gated area
- Potential for 1 car parking space at a cost of £2400 per annum

RENT

£33 psf.

RATES

The current rateable value is £13,250 but from 1st April 2026 the rateable value will be £14,250.00.

VAT

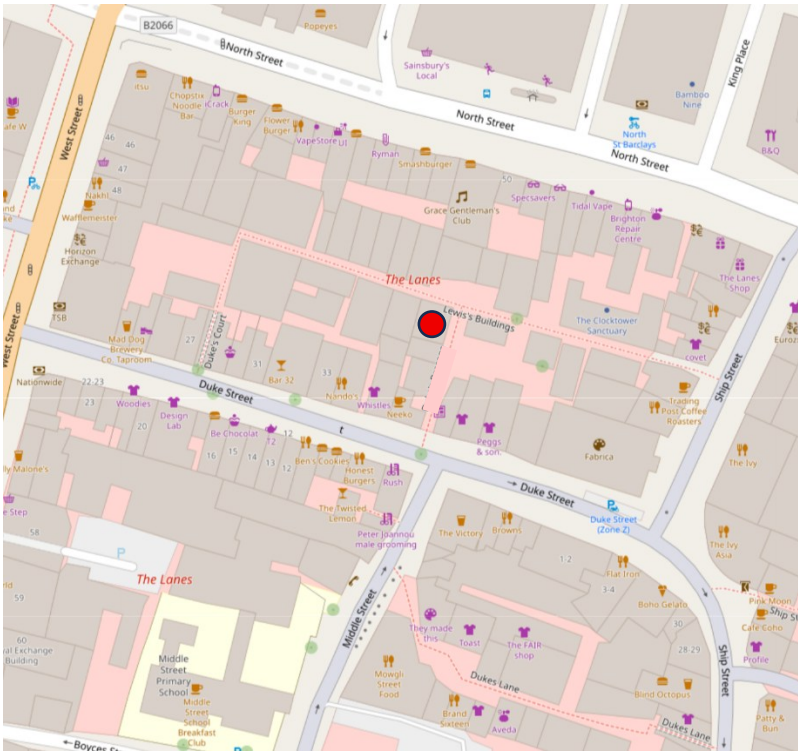
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



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