

SHW

MAKING PROPERTY WORK

SHW.CO.UK

TO LET

OFFICE – 1,634 SQ FT (151.8 SQ M) £24,500 PAX

65-67 Ship Street, Brighton, East Sussex, BN1 1AE

Rent | £24,500 PAX — OFFICES IN THE HEART OF THE LANES SHOPPING CENTRE, BRIGHTON — 12 January 2026

LOCATION
The property is located on Eastern side of Ship Street close to both Brighton Seafront and The Lanes shopping area. The Lanes is a well established commercial area which is predominantly made up of shops, cafe & restaurant operators and offices.

There are several public car parks close by and Brighton railway station is within approximately 1/3 of a mile of the property at the northern end of Queens Road. The Churchill Square shopping centre is within half a mile of the office.

DESCRIPTION
The available space is located on the second floor of this three storey building. The second floor is predominantly open plan with its own WC & Kitchen facilities.

The office benefits from its own designated ground floor entrance.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Second Floor	1,634	151.8
TOTAL	**1,634**	**151.80**

RENT
£15 psf

AMENITIES / OPPORTUNITY
- Predominantly open plan with its own WC & Kitchen facilities.
- Own designated ground floor entrance.
- Solid floors
- Suspended ceilings

LEASE TERM
The property is available by way of a new effective FRI lease, for a term of years to be agreed.

RATES
The premises have a rateable value of £24,500 (April 2023).

VAT
VAT will be chargeable on the terms quoted.

SERVICE CHARGE
Please contact the agent for further information.

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

EPC
The property has an EPC rating of D.











VIEWINGS – 01273 876 200

Emma Ormiston **t:** 01273 876 203 **e:** eormiston@shw.co.uk

Lewis Austin **t:** 01273 876 209 **e:** laustin@shw.co.uk

twitter - @SHWProperty
LinkedIn - SHW Property
Instagram – SHW Property

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316