



SHW

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TO LET

OFFICE – 8,411 SQ FT (781.45 SQ M)

1-2 Morley Street, Brighton, BN2 9DH

Office to Let

LOCATION

The property is located on the northern side of Morley Street, which merges with the newly developed Circus Street Quarter in central Brighton. The building is within easy walking distance of Brighton station, and in close proximity to numerous local amenities, and easy reach of the Lanes, North Laine and the seafront.

DESCRIPTION

The property comprises a standalone building, providing mainly open plan, shell and core accommodation. The space is arranged over the lower ground, ground, first and second floors, with access to the roof terrace.

ACCOMMODATION	SQ FT	SQ M
Lower Ground	2,088	194
Ground	2,330	216.50
First	2,277	211.50
Second	1,716	159.45
TOTAL	8,411	781.45

AMENITIES / OPPORTUNITY

- Stand-alone city-centre building
- Arranged over 4 floors
- Complete with full-size roof terrace
- Potential for a variety of uses including retail, leisure, medical (stnpc)
- Available to let by way of a new lease for a term to be agreed
- Video tour available

RENT

On application.

RATES

The current 2023 Rateable Value of the property is £37,750.

VAT

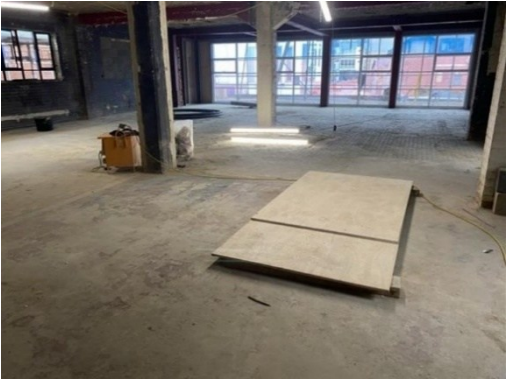
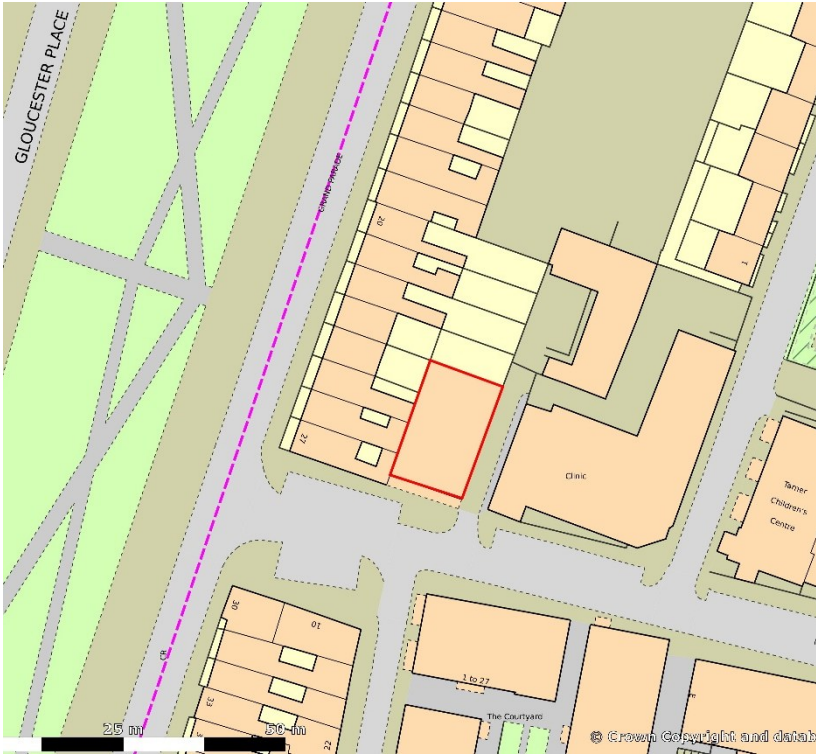
VAT may be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



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