



**GRAVES
SON &
PILCHER**

To Let



Prominent Office

11 St Georges Place
Brighton, BN1 4GB

Office

TO LET

1,106 sq ft
(102.75 sq m)

- Located in a central position opposite St Peter's Church
- Close proximity to the North Laine and Brighton Train Station
- New Lease Terms Available
- Class E, would suit a variety of commercial uses subject to necessary consents
- Grade II Listed
- Also available as a whole building

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Summary

Available Size	1,106 sq ft
Rent	£15,000 per annum exclusive
Business Rates	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property is arranged over the first, second and third floors, currently configured as multiple cellular rooms formed by partitioning. The accommodation could potentially be reinstated to provide a larger room to the front and a smaller room to the rear of each floor, offering a more open and flexible layout.

The property benefits from high ceilings and an existing kitchenette. The accommodation would be well suited to a variety of commercial uses, including office, consulting or studio space, subject to any necessary consents.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First Floor - Office	428	39.76
Second Floor - Office	417	38.74
Third Floor - Office	315	29.26
Total	1,160	107.76

Location

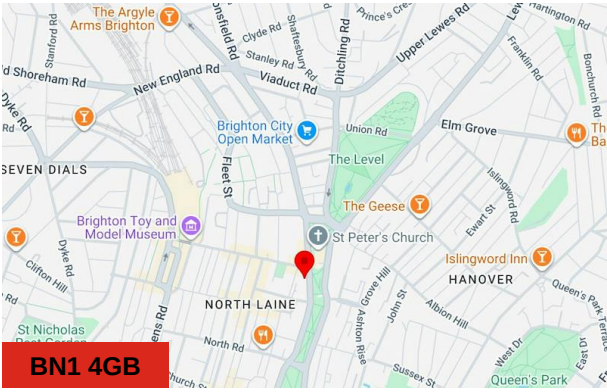
The property is situated on the western side of St Georges Place, just south of the junction intersecting Trafalgar Street. The property is close to St Peters Church and the north Laine area. The various city Centre amenities are all easily accessible.

Nearby occupiers include Moksha, L’Atelier, Dominos & Carlito Burrito in addition to various local and national occupiers.

Terms

The premises are available on a new effective FRI Lease for a term to be agreed. The quoting rent is £15,000 per annum exclusive.

Also available as a whole building to let for £35,000 pax.



Viewing & Further Information



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