



OFFICE TO LET

## CASTLE SQUARE HOUSE

9 Castle Square, Brighton, BN1 1EG

2ND & 3RD FLOOR OFFICES TO BE TAKEN EITHER  
TOGETHER OR SEPERATLEY IN AN IMPRESSIVE HI  
SPEC OFFICE IN A GREAT LOCATION

2,074 TO 4,207 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

Available Size	2,074 to 4,207 sq ft
Rent	£68,442 - £138,831 per annum per annum exclusive of rates, VAT, service charge & all other outgoings
Rates Payable	£17,589.75 per annum RV for the 3rd floor is £35,000
Rateable Value	£35,250
Service Charge	A service charge will be payable based on a fair proportion of expenditure for the building
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £2000 plus VAT towards the landlords legal fees an unconditional undertaking to be provided prior to release of papers.
EPC Rating	B (49)

## Description

A building of contemporary design accessed via a shared entrance leading to the 2nd & 3rd floors by stairwell or by lift. The building offers a prestigious base for businesses to operate from in one Brighton's most dynamic districts. The space itself comprises a predominately open plan space & benefits from features including double glazing, air conditioning, raised floors, kitchen/ breakout area, separate office room, storage & WC

## Location

Castle Square House at 9 Castle Square, Brighton, is a standout commercial property nestled in the heart of the city. This modern office building boasts a prime location, fronting both Castle Square and East Street—just steps from the iconic Lanes, Churchill Square shopping centre, and Brighton's vibrant seafront. Nearby occupiers include Charlotte Tilbury, Pret, Hugo Boss, Dishoom, Burger & Lobster & Hotel Chocolat.

## Accommodation

The accommodation comprises the following areas:

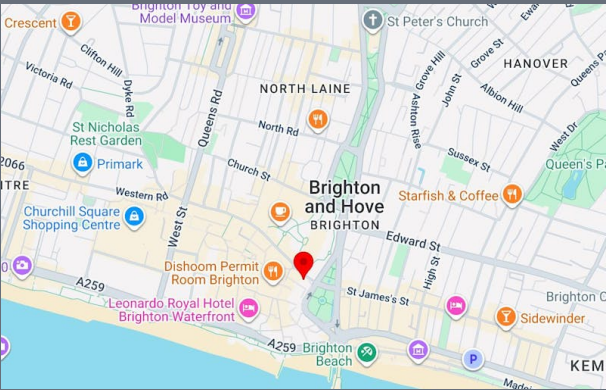
Name	sq ft	sq m	Rent	Rates Payable
2nd - Office	2,074	192.68	£68,442 /annum	£17,589.75 /annum
3rd - Office	2,133	198.16	£70,389 /annum	£17,465 /annum
Total	4,207	390.84		

## Terms

Available of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years.

## AML

where directors have shareholding of 25% in tenant companies they will be required to pass anti money laundering requirements. Where searches are carried out these will be at the cost of £50 plus VAT per person.



## Get in touch

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### Eightfold Property

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Approximately 198 m<sup>2</sup> total





