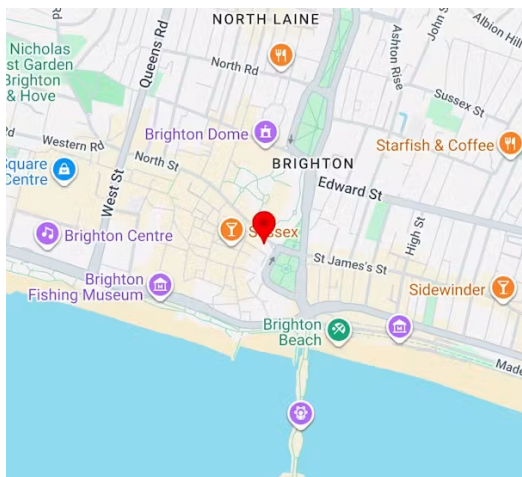


Castle Square House, 9 Castle Square, Brighton, BN1 1EG

Office To Let | £56,000 per annum per annum exclusive of rates, VAT, service charge & all other outgoings | 2,074 sq ft

IMPRESSIVE HI SPEC 2ND FLOOR OFFICES TO LET IN A GREAT LOCATION NEXT TO EAST STREET & NEW VALLEY GARDENS DEVELOPMENT



Description

A building of contemporary design accessed via a shared entrance leading to the 2nd floor 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

Name	sq ft	sq m	Rent	Rates Payable
2nd - Office	2,074	192.68	£56,000 /annum	£17,589.75 /annum
Total	2,074	192.68		

Terms

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



Summary

- Rent: £56,000 per annum per annum exclusive of rates, VAT, service charge & all other outgoings
- Business rates: £14,229.50 per annum Based on the 2026 valuation from April.
- Rateable value: £37,250
- 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: B (49)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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01273 672999 | 07764 794936
max@eightfold.agency

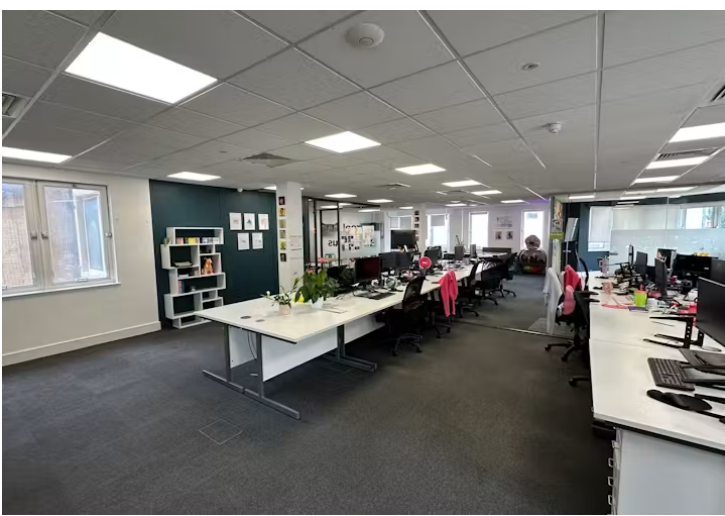


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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take viewings, where required searches will be



Energy performance certificate (EPC)

Second Floor
9 Castle Square
BRIGHTON
BN1 1EG

Energy rating

B

Valid until: **13 April 2035**

Certificate number: **2820-9443-9736-9504-6513**

Property type: **Offices and Workshop Businesses**

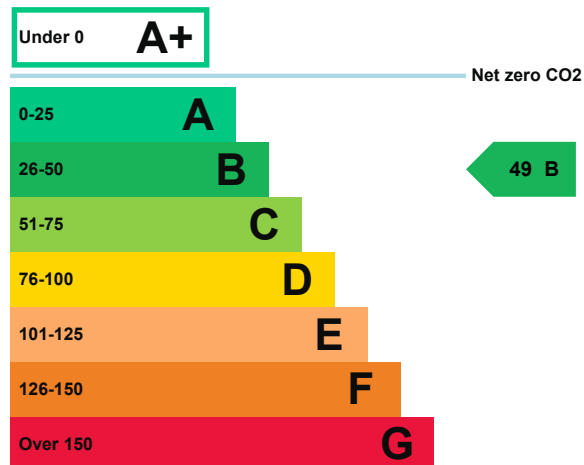
Total floor area: **205 square metres**

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

56 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.54
Primary energy use (kWh/m ² per year)	112

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0942-6258-4495-3971-4604\)](/energy-certificate/0942-6258-4495-3971-4604).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects
Employer address	Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 April 2025
Date of certificate	14 April 2025

