



## Unit C

Circus Street, Unit C, Brighton, BN2 9QF

### To Let: Newly Refurbished 'E Class' Opportunity

**675 sq ft**  
(62.71 sq m)

- Flexible leasing terms available
- EPC Rating - A
- Recently refurbished
- 10-minute walk to Brighton Station and Brighton Seafront
- Landlord incentives available (subject to terms)
- 142 new homes, 450 student bedrooms, 20,000 sq ft of dance space and 30,000 sq ft of offices

# Unit C, Circus Street, Unit C, Brighton, BN2 9QF

## Summary

Available Size	675 sq ft
Rent	£20,500 per annum exclusive
Business Rates	Upon Enquiry
Service Charge	£1,500 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

## Description

Brighton's municipal market has been transformed into a vibrant new quarter for the city and Circus Street is set to become home to a number of unique and dynamic businesses.

Self-contained commercial units are available on the ground floor of Circus Street, ranging in size from approximately 600 sq ft to 750 sq ft. These units offer exciting opportunities in a vibrant atmosphere, surrounded by inspired open spaces.

## Location

Nestled in the heart of Brighton, Circus Street is just a stone's throw away from all the excitement of the city's bustling central district. Located within walking distance of the North Laine area, Brighton Dome, the Lanes, and the Seafront, Circus Street is also just a 10-minute stroll from the station, which offers high-speed connections to London and Gatwick.

The vibrant development comprises 30,000 sq ft of office space, alongside a range of amenities, including 142 new homes, 450 student bedrooms, and 20,000 sq ft of Dance Space - a dynamic new home for South East Dance. The development also features 9,000 sq ft of retail space, which is set around buzzing public areas, making it the perfect destination for those looking to live, work, and play in one of Brighton's most exciting new neighbourhoods.

## Accommodation

Unit C Width (Max): 36'5" Depth (Max): 19'7" Total Accommodation: 713 sq ft (66.24 m2)

Floor/Unit	sq ft	sq m
Ground	675	62.71
<b>Total</b>	<b>675</b>	<b>62.71</b>

## Viewings

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).

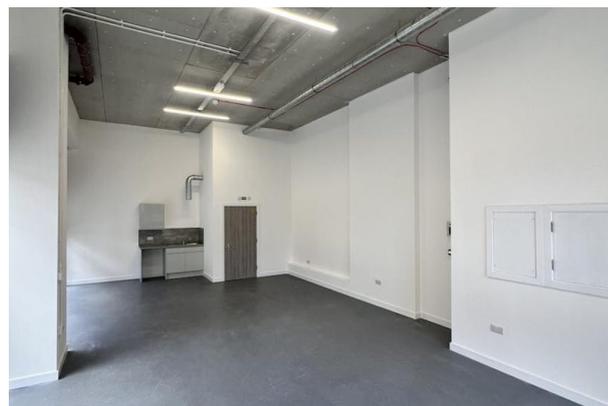
## Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.



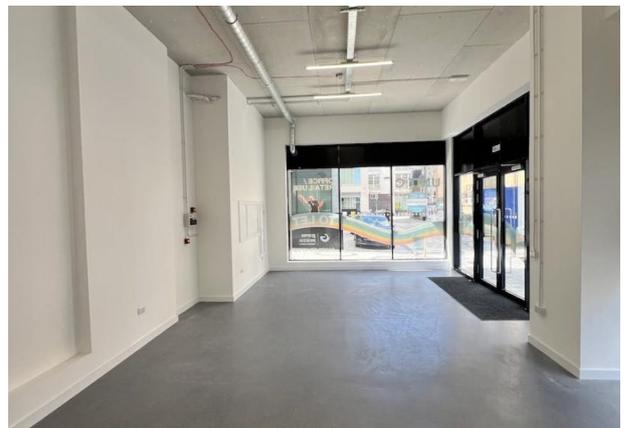
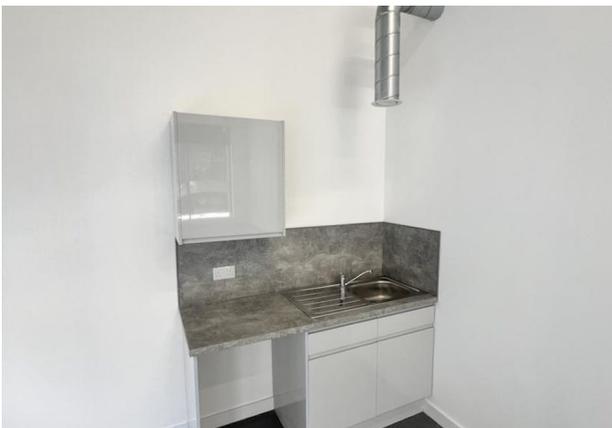
## Viewing & Further Information

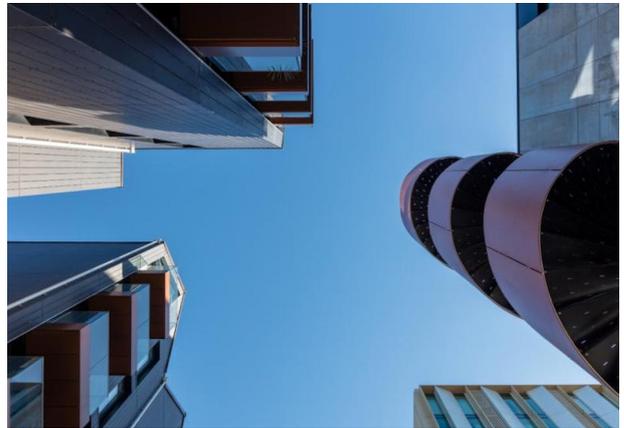


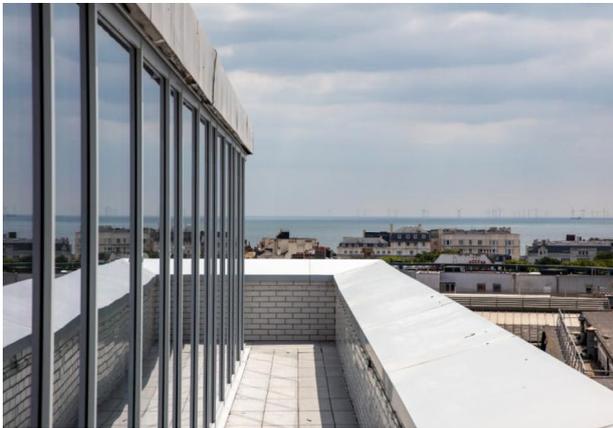
**Oliver Graves**

01273 701070 | 07435 099764

oli@gravesjenkins.com

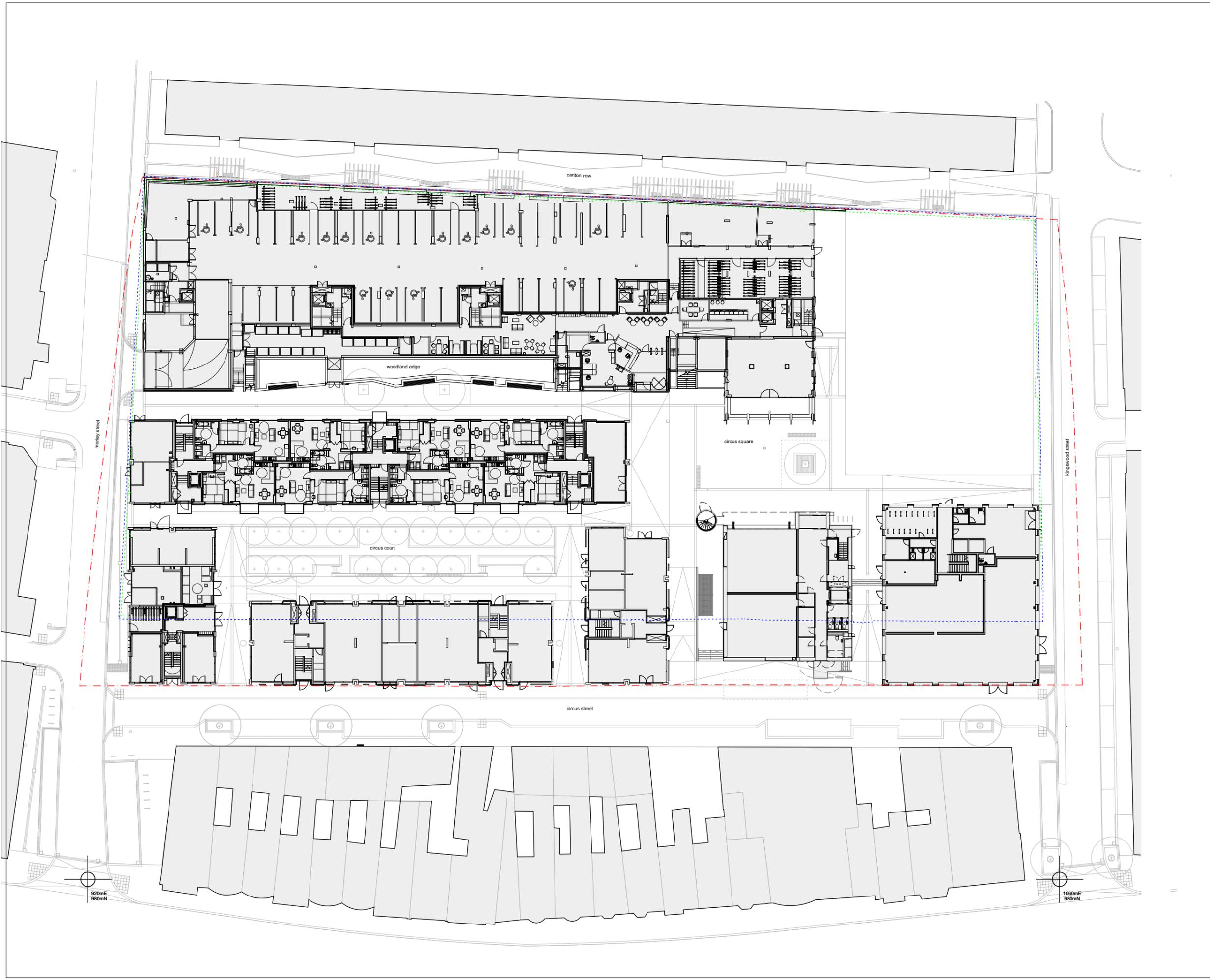








- key
-  application site boundary
  -  approx existing building-to-pavement line
  -  approx existing inside of retaining wall line



T1 • issued for artwork 20.03.21 • hm • hm  
T • stage 4a issue 13.07.15 • jol • lh  
revision • description issue date • drawn • check

<b>shedkm</b>	<b>stage 4a</b>
project	1405 brighton
building	masterplan
client	Cathedral (Brighton) Ltd
drawing number	1405MP SKM (00)100 T1
scale	1:250@A1/1:500@A3
drawn	jol

GA plan level 00



All dimensions are to be checked on site prior to commencing works on site. Any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be rectified immediately to the project architect in writing.

920mE  
980mN

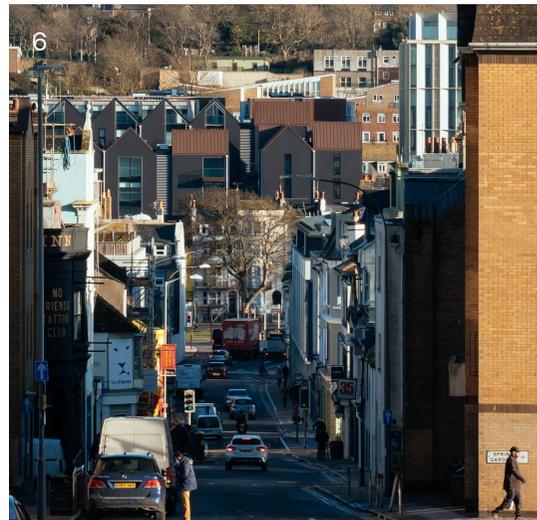
1060mE  
980mN

**We've spent the last decade planning and reviving the site of an old fruit and veg market into a new, creative neighbourhood right in the heart of Brighton.**

**As construction nears completion in 2021, we need your help to curate the perfect mix of thoughtful brands and experiences to complement the diverse mix of uses in our new place.**

**Welcome to Circus Street.**





- 1 – Residential Courtyard
- 2 – Planting in front of Student Building
- 3 – View from Residential Building
- 4 – Apartments & Student Building
- 5 – Residential Balconies
- 6 – View from North Road



Circus Street



**1**

## Community

A truly mixed-use space



**2**

## Scale-Up Space

30k sq ft of office space



**3**

## Quality of Design

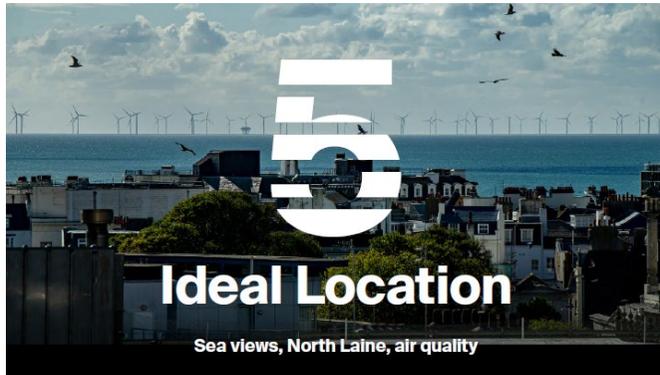
Beautifully designed by ShedKM



**4**

## Green Spaces

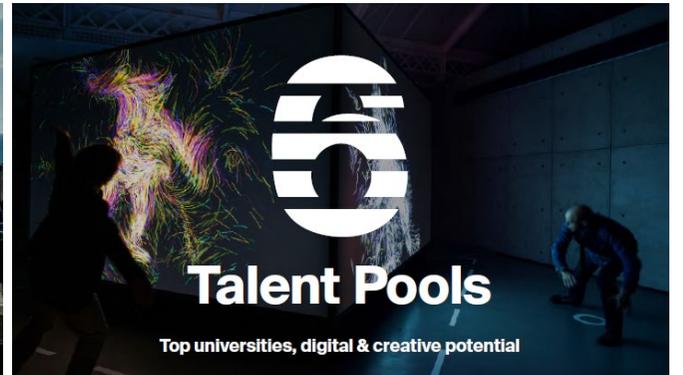
Thoughtful landscaping with over 10,000 plants



**5**

## Ideal Location

Sea views, North Laine, air quality



**6**

## Talent Pools

Top universities, digital & creative potential



**7**

## Sustainability

Wellness credentials & low-impact materials



**8**

## Public Art

Gormley, Chinneck, graffiti & welding artists



**9**

## Dance Studio

South East Dance HQ