



Unit B

Circus Street, Unit B, Brighton, BN2 9QF

To Let: Brand New Retail/Cafe Unit with Outside Seating

644 sq ft
(59.83 sq m)

- Outside seating (with awnings)
- EPC Rating - A
- Flexible leasing terms available
- Recently refurbished
- 142 new homes, 450 student bedrooms, 20,000 sq ft of dance space and 30,000 sq ft of offices

Unit B, Circus Street, Unit B, Brighton, BN2 9QF

Summary

Available Size	644 sq ft
Rent	£18,750 per annum exclusive
Business Rates	Upon Enquiry
Service Charge	To be confirmed.
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

Self contained premises over one floor:

Floor/Unit	sq ft	sq m
Ground	644	59.83
Total	644	59.83

Viewings

Strictly via prior appointment through Sole Agents Graves Jenkins (t: 01273 701070).

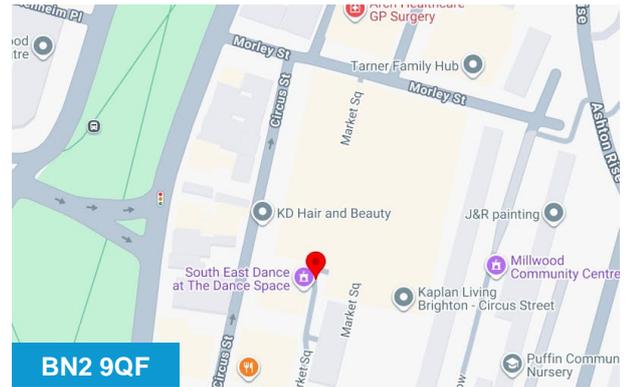
Terms

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.



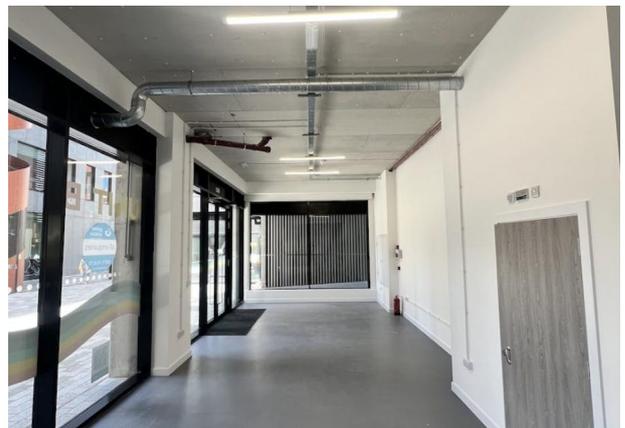
Viewing & Further Information

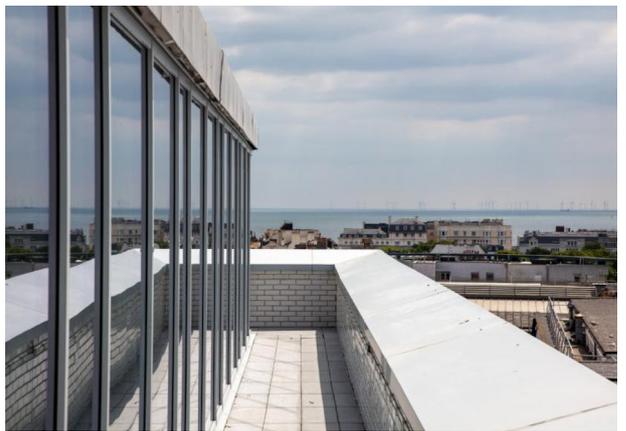
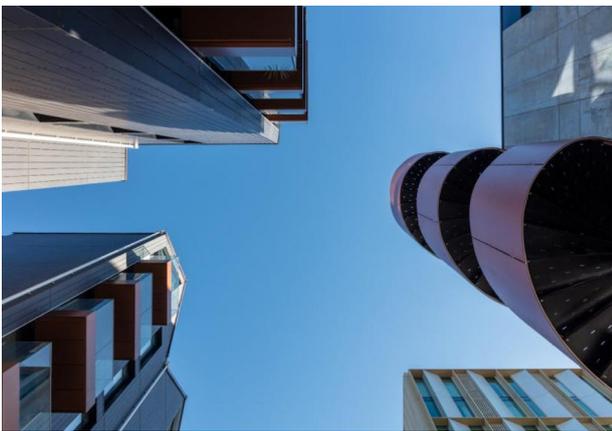


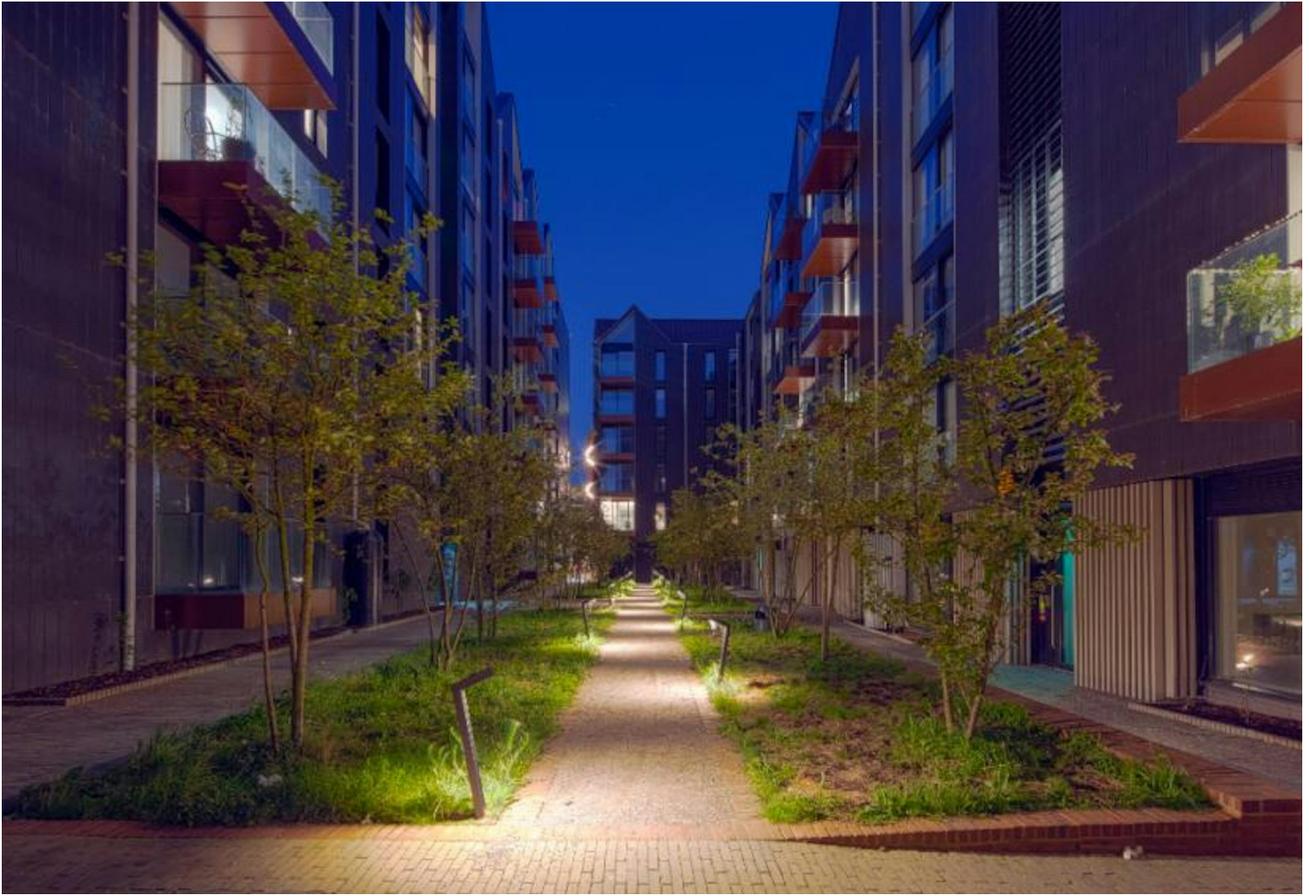
Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com







Energy performance certificate (EPC)

Unit B Block B Circus Street BRIGHTON BN2 9QF	Energy rating	Valid until: 23 September 2034
	A	Certificate number: 2305-5434-3922-4501-9402

Property type	Retail/Financial and Professional Services
Total floor area	54 square metres

Rules on letting this property

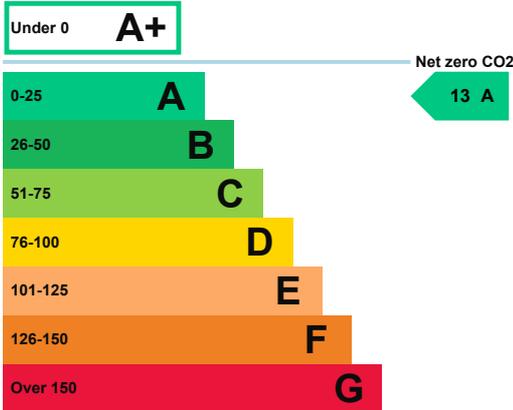
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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	2 A
If typical of the existing stock	10 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	11.57
Primary energy use (kWh/m ² per year)	120

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2924-0413-2544-3905-0453\)](/energy-certificate/2924-0413-2544-3905-0453).

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	Jason Lloyd
Telephone	07392 765661
Email	jason.lloyd@greenrockenergy.co.uk

Contacting the accreditation scheme

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

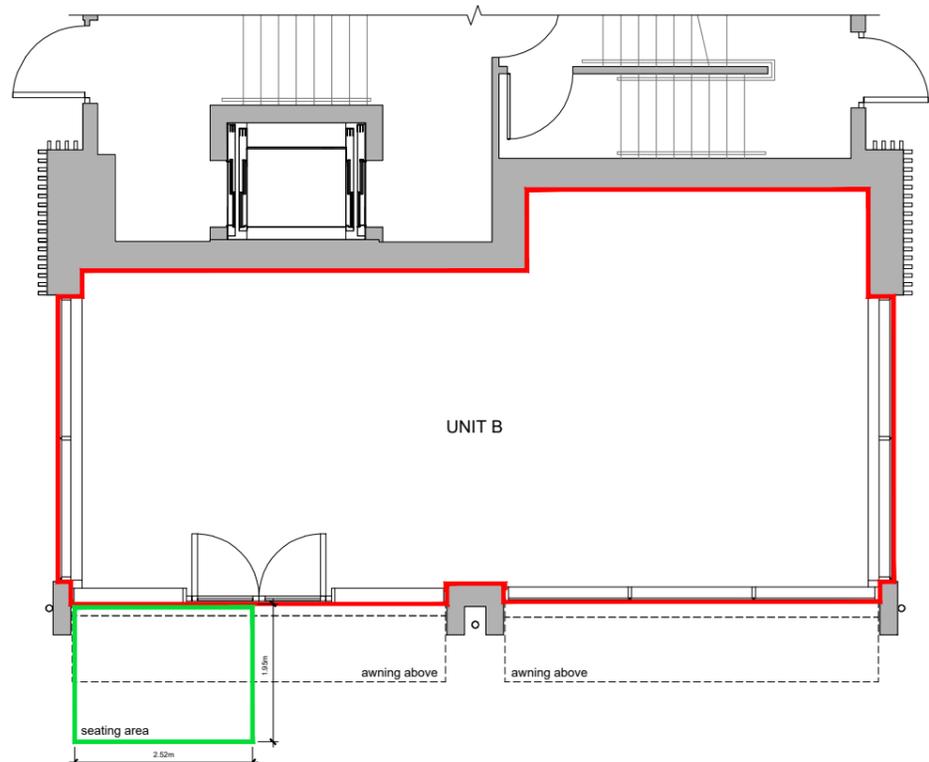
Accreditation scheme	Quidos Limited
Assessor's ID	QUID207700
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	GreenRock Energy
Employer address	11 Dunkirk Business Park, Southwick, Trowbridge, Wiltshire, BA14 9NL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 September 2024
Date of certificate	24 September 2024

NOTES

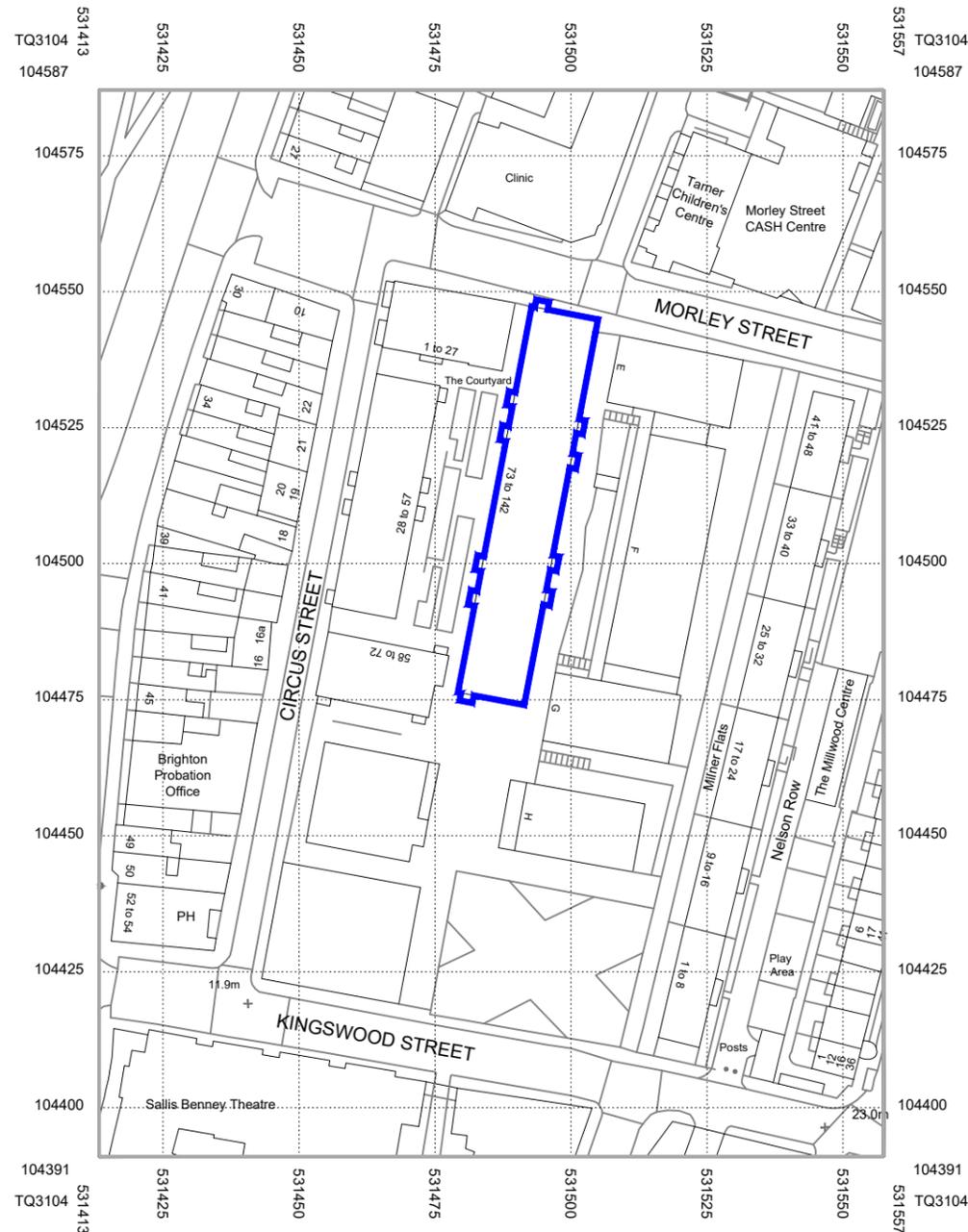
1. No dimensions are to be scaled from this drawing except for planning purposes.
2. All dimensions are in millimeters unless stated otherwise.
3. All dimensions must be checked onsite by the Contractor prior to the commencement of any fabrication or building works.
4. This drawing is copyright protected and remains the property of Millards Architecture & Surveying Ltd. It may not be copied or disclosed to any third party for any purpose except as authorised in writing.
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8. Millards Architecture & Surveying Ltd can be contacted via email using rob@millards-as.co.uk or by visiting our website - www.millards-as.co.uk.



GROUND FLOOR PLAN
SCALE 1:100@A3



SCALE BAR (METRES) 1:100@A3



SITE LOCATION PLAN
SCALE 1:1250@A3



SCALE BAR (METRES) 1:1250@A3



Rev	Description	By	Date
Drawing Status			



Client
SAVILLS UK LTD

Project
UNIT B CIRCUS STREET

Address
UNIT B
CIRCUS STREET
BRIGHTON
BN2 9AL

Drawing Title			
UNIT B LEASE PLAN			
Scale	Date	Drawn	Checked
VARIES@A3	01.07.2022	RM	MAS
Drawing Number	Rev	Project Number	
001	-	M1109	

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

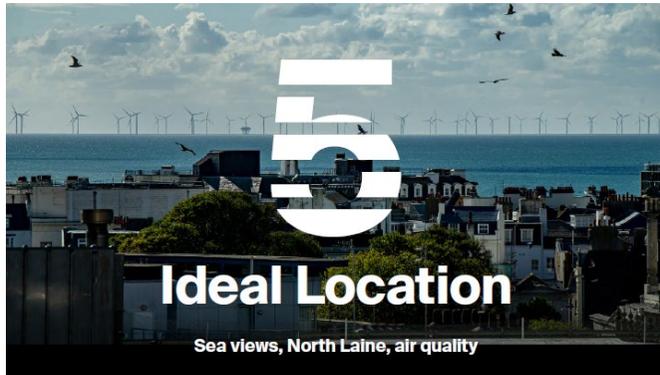
Beautifully designed by ShedKM



4

Green Spaces

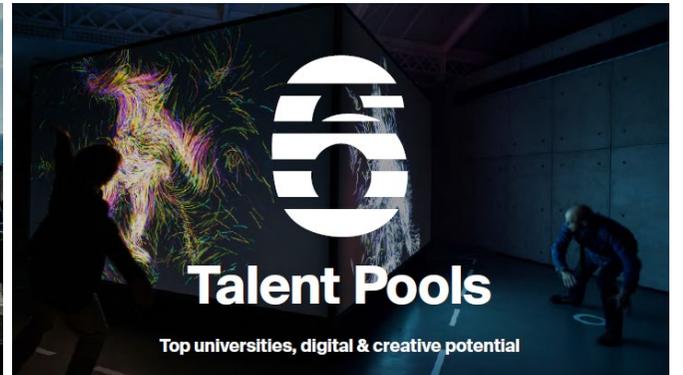
Thoughtful landscaping with over 10,000 plants



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