



OFFICE TO LET

CASTLE SQUARE HOUSE

9 Castle Square, Brighton, BN1 1EG

Impressive high spec offices in desirable central
brighton location.

2,074 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	2,074 sq ft
Rent	£68,442 per annum per annum exclusive of rates, VAT, service charge & all other outgoings
Rates Payable	£17,589.75 per annum 1 April 2023
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 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.

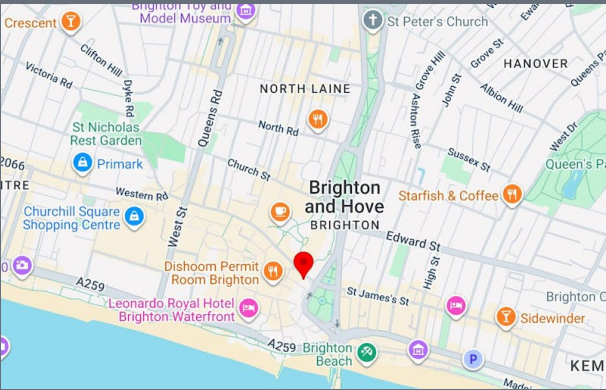
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Office	2,074	192.68
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.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

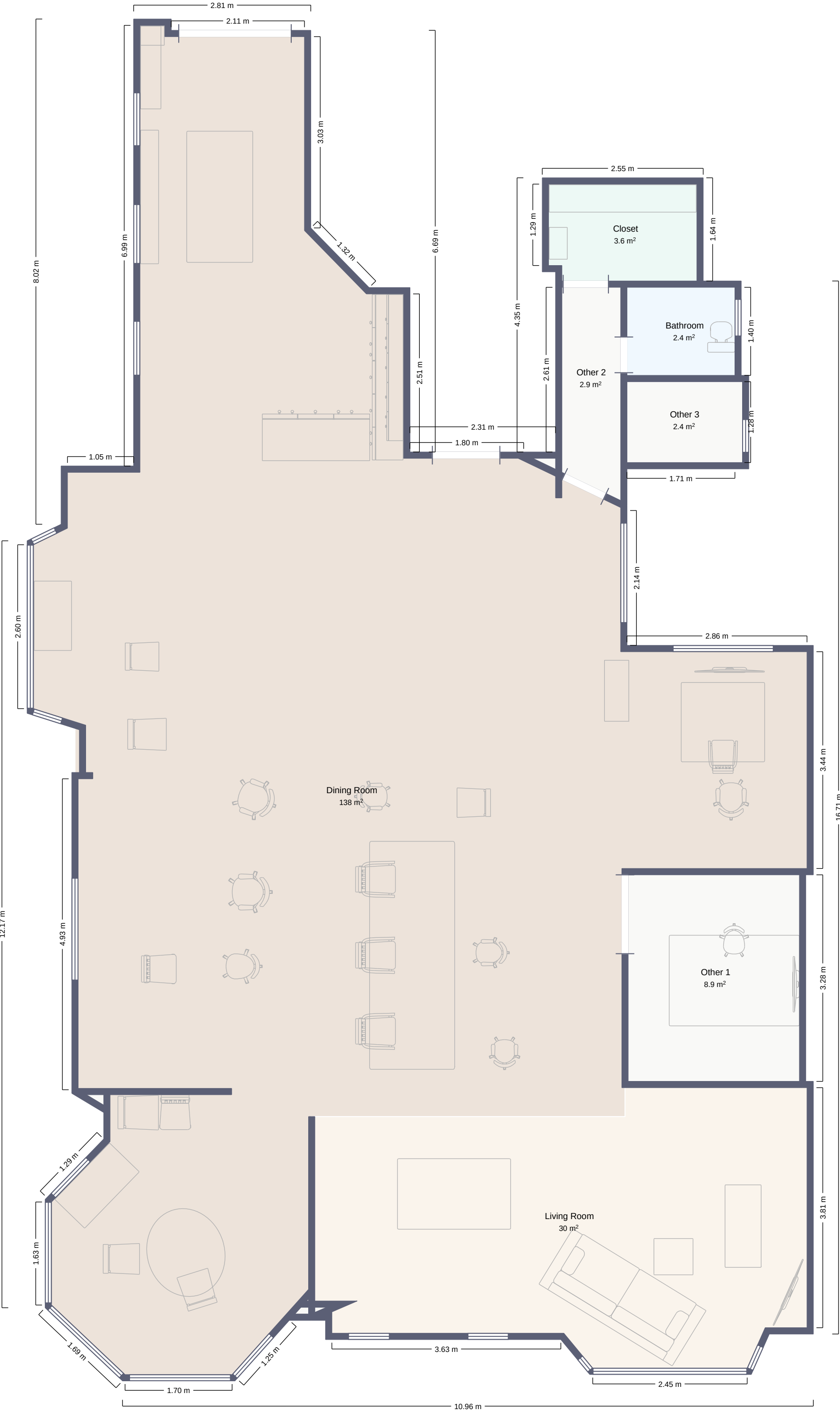
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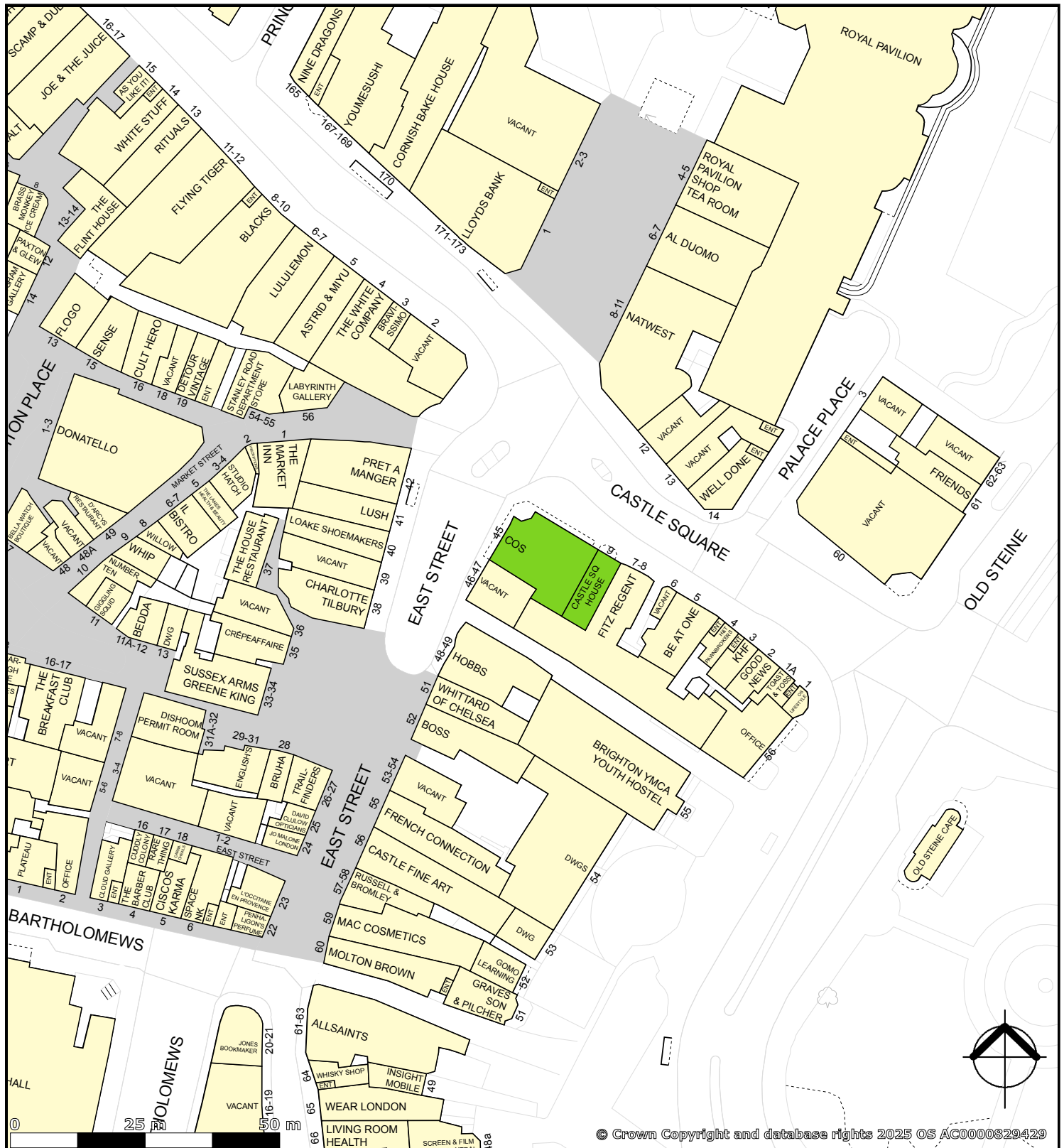


Second floor, nine Castle Square

Approximately 198 m² total



Castle Square House, 9 Castle Square, Brighton, BN1



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