



South Unit, ROX

10-14 Gloucester Place, Brighton, BN1 4UD

To Let: Prime Corner Retail Unit in North Laine Area

616 sq ft
(57.23 sq m)

- Flexible Leasing Terms
- Highly Visible Corner Unit
- Dual Aspect Frontage
- Potential for Outdoor Seating or Displays

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Summary

Available Size	616 sq ft
Rent	£25,000 per annum exclusive
Business Rates	Upon Enquiry
Service Charge	£750 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

A highly visible corner unit within the striking ROX development, positioned at the gateway to North Laine.

Ideal for retail, café, or commercial use, the space benefits from dual aspect frontage, strong footfall, and potential for outdoor seating or displays (subject to consent).

Available on flexible leasing terms, this is a prime opportunity to establish a presence in one of Brighton's most sought-after locations.

Location

The Corner South Unit at ROX presents an exciting opportunity for occupiers within a striking, designed development on the site of the former Astoria Cinema. ROX seamlessly blends contemporary residential living with a dynamic commercial offering at the ground and lower levels, creating a vibrant destination in the heart of Brighton.

This prominent corner unit benefits from high visibility and dual-aspect frontage onto Gloucester Place, ensuring strong footfall from both local residents and visitors. Directly opposite, the Circus Street regeneration scheme delivers 40,000 sq ft of Grade A office space, retail, and cultural facilities, including South East Dance, alongside private and student accommodation - further enhancing the area's commercial appeal.

Positioned at the gateway to Brighton's North Laine, the unit is surrounded by an eclectic mix of independent retail, hospitality, and creative businesses. It is conveniently located just a 12-minute walk north to Brighton Station and a 14-minute walk south to Brighton Beach, offering excellent connectivity and access to a high footfall area.

With strong transport links, a thriving local economy, and a vibrant surrounding community, this space presents an exceptional opportunity for businesses looking to establish themselves in one of the city's most sought-after locations.

Accommodation

The Ground Floor is arranged as follows:

Floor/Unit	sq ft	sq m
Ground	616	57.23
Total	616	57.23

Specification

Each unit will be delivered to a shell and core specification, providing incoming tenants with a blank canvas to create a bespoke fit-out tailored to their brand. To support this, the landlord is prepared to offer a rent-free period as part of the lease terms.

The shopfronts will feature direct access to the forecourt and pavement area, offering the potential for outdoor seating or product displays, subject to landlord approval and necessary council consent.

Viewings

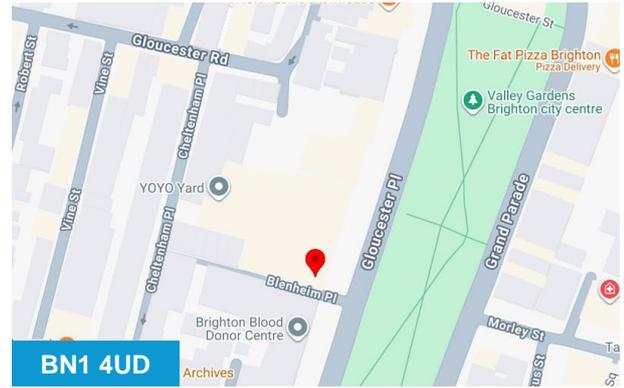
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

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.



Viewing & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com



