



Middle Unit, ROX

10-14 Gloucester Place, Brighton, BN1 4UD

To Let: Prime Commercial Space in North Laine Area

392 to 2,693 sq ft
(36.42 to 250.19 sq m)

- Prime North Laine Location within Exclusive ROX Development
- Outside Seating Potential
- From 392 sq ft to 2,693 sq ft Available
- Attractive Incentives and Flexible Lease Terms

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Summary

Available Size	392 to 2,693 sq ft
Rent	£17,000 - £30,000 per annum exclusive
Business Rates	Upon Enquiry
Service Charge	Further details available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Positioned on either side of the striking main residential entrance, the available unit forms part of a high-quality, design-led mixed-use development in central Brighton.

With an established café already occupying the north unit, the middle south space offers an ideal opportunity for complementary uses such as boutique retail, beauty and wellness, leisure, or medical services.

Location

The ROX development occupies a prominent position on Gloucester Place, in the heart of Brighton, and is built on the historic site of the former Astoria Cinema. This striking, design-led scheme features a mix of contemporary apartments and townhouses centred around a landscaped residents' courtyard, with an attractive commercial unit available at ground and lower ground floors.

Positioned directly opposite the landmark Circus Street regeneration project, the area benefits from a significant influx of footfall. Circus Street delivers over 40,000 sq ft of Grade A office space, alongside retail and leisure uses, student and private residential accommodation, and the acclaimed South East Dance performance space.

Gloucester Place lies within the dynamic North Laine district, Brighton's creative and cultural quarter, renowned for its independent retail, cafés, and leisure operators. The location is a short walk from Brighton mainline station and the seafront, offering excellent connectivity for both customers and staff.

Accommodation

The unit benefits from a prominent street-level entrance fronting Gloucester Place and is arranged over two floors as follows:

Name	sq ft	sq m
Ground	392	36.42
Lower Ground	2,301	213.77
Total	2,693	250.19

Specification

The unit will be delivered in shell and core condition, providing a blank canvas for an incoming tenant to undertake a bespoke fit-out. The landlord is prepared to offer a rent-free period, subject to lease terms, to support initial occupation and fit-out works.

The retail frontage includes openings onto the forecourt and adjacent pavement area, offering potential for external seating or product display, subject to landlord approval and the necessary consents from the local authority.

Viewings

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

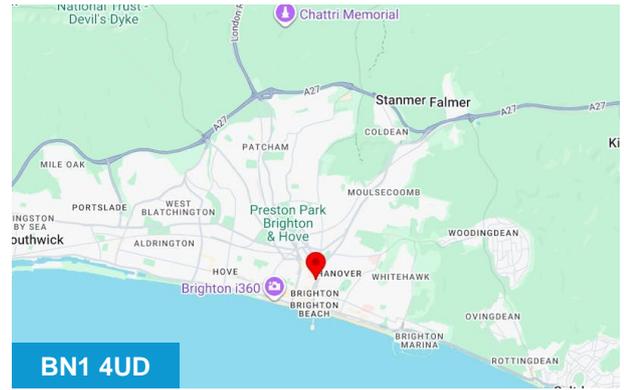
Terms

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.

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



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KEY

- GROUND FLOOR SOUTH UNIT (AREA 101m² / 1087 sq ft)
- NORTH UNIT (AREA 36m² / 388 sq ft)



For GA Elevations see 3137_DR_1200 series drawings.

For GA RCPs see 3137_DR_1300 series drawings.

For Fire Strategy information see 3137_DR_1400 series drawings.

For Floor Finish information see 3137_DR_1500 series drawings.

For Wall Type information see 3137_DR_2200 series drawings.

- NOTES:**
- Subject to Client approval
 - Subject to Contractor approval
 - Layout based on information for coordination received from M&E and Structure Engineer
 - Drawing to be read in conjunction with M&E and Structural Engineer's drawings
 - Envelope cavity size 40mm, pending confirmation from third party warranty provider
 - For Core setting out drawings see Drawing 4000 Series (To be updated and issued separately)
 - All openings within the eternal envelope to have 30 minutes fire breaks - Omitted from plans. For clarity refer to brickwork Setting-out elevations (series 3137-DR-1210)

Duct size to vent

	Exhaust Air 270 x 140 *		Exhaust Air 254 x 110 *
	Fresh Air 270 x 140 *		Fresh Air 245 x 110 *

*Insulation included

Retail vent grilles, plenum boxes integrated in the curtain wall

DIMENSIONS

- BWIC openings
- Drainage
- Kitchens dry lining setting-out dimensions
- Vents

DRAINAGE

- SS
- SVP
- Gully
- RWP

U	28/04/21	Record drawing
T	29/06/2020	Lower Ground Floor amended
S	06/03/2020	Townhouse 00-03 amended as per client change
Rev	Date	Note

Sheet Status: Record drawing

Project Title: Brighton ROX

Sheet Title: Lower Ground Floor

Date Printed	Scale
28/4/21	1:200 A3 1:100 A1
Model Status	Drawn by Checked
-	VC AT
Drawing No.	Revision
3137-DR-0999	U