



11 & 13 Ship Street

Brighton, BN1 1AD

To Let: Distinctive Office Headquarters in Brighton's Lanes

3,921 sq ft
(364.27 sq m)

- Distinctive headquarters opportunity in Brighton's Lanes
- Open-plan workspace, private offices and meeting rooms
- Floor-to-ceiling glazing and skylights to the rear building
- Gated courtyard, secure cycle storage and on-site showers

11 & 13 Ship Street, Brighton, BN1 1AD

Summary

Available Size	3,921 sq ft
Rent	£102,500 per annum
Business Rates	Upon Enquiry
Service Charge	A service charge applies to 13 Ship Street only, currently budgeted at £3 per sq ft per annum, covering building insurance, communal services, management and repairs. No service charge applies to 11 Ship Street, which is let on full repairing and insuring terms.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An opportunity to establish a distinctive business headquarters in the heart of Brighton's historic Lanes, combining character premises fronting Ship Street with a contemporary three-storey office building arranged around an internal courtyard.

Offered together for a single occupier, 11 & 13 Ship Street provide a varied working environment with open-plan workspace, private offices and meeting rooms, complemented by reception, kitchen and staff facilities. The arrangement offers scope to accommodate client-facing activities and team working within one central Brighton base.

The rear building benefits from floor-to-ceiling glazing and skylights, bringing excellent natural light into the accommodation. Air conditioning, shower facilities and secure cycle storage within the gated courtyard add to its appeal for office occupiers.

The surrounding cafés, restaurants and shops, together with the nearby seafront, provide an attractive setting for staff and visiting clients.

Location

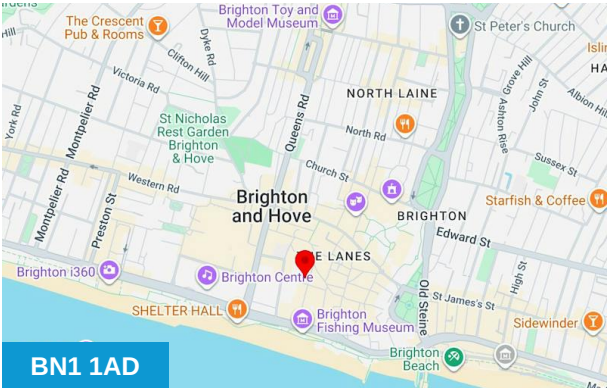
The properties are situated on the west side of Ship Street, in the heart of Brighton's historic Lanes and a short walk from the seafront. This sought-after part of the city provides an attractive business setting, surrounded by independent shops, cafés, restaurants and hotels.

Duke Street, Dukes Lane and the wider city centre shopping and leisure amenities are close at hand, offering an excellent choice for staff and visiting clients. Brighton mainline railway station is also within walking distance.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Rent (sq ft)	EPC
Ground	11 Ship Street	1,011	93.92	£30	B (34)
1st	11 Ship Street	968	89.93	£30	B (34)
2nd	11 Ship Street	381	35.40	£30	B (34)
Ground	13 Ship Street	1,055	98.01	£30	C (51)
Basement	13 Ship Street - Kitchen/WC ancillary accommodation	506	47.01	-	C (51)



Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Floor/Unit	Description	sq ft	sq m	Rent (sq ft)	EPC
Total		3,921	364.27	£30	

Specification

- Modern three-storey rear office building
- Character front office accommodation with its own street entrance
- Floor-to-ceiling glazing and skylights to 11 Ship Street, providing excellent natural light
- Open-plan workspace, private offices and meeting rooms
- Air conditioning to the rear building
- LED lighting
- Wood-effect laminate flooring
- Kitchen and staff facilities
- WC and shower facilities
- Gated internal courtyard with secure cycle rack
- CCTV and video intercom
- Potential courtyard parking, subject to agreement

Viewings

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

Terms

The premises is available together by way of a new lease for a term to be agreed, at a guide rent of £102,500 per annum exclusive (£30 psf).

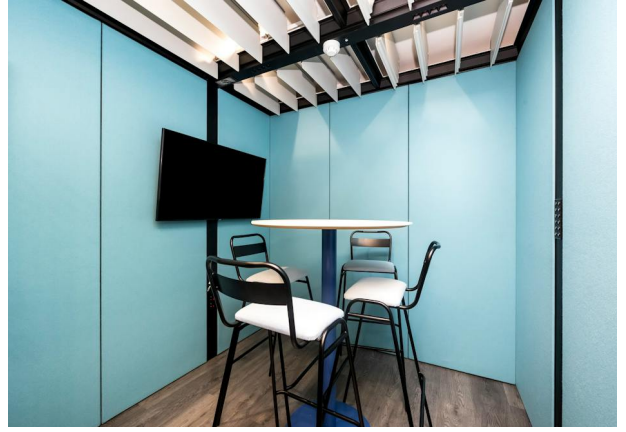
11 Ship Street is offered on full repairing and insuring terms. A service charge applies to 13 Ship Street, currently budgeted at approximately £3 per sq ft.

The existing lease expires in May 2027. Earlier occupation is available subject to agreement and vacant possession.









Energy performance certificate (EPC)

11 Ship Street
BRIGHTON
BN1 1AD

Energy rating

B

Valid until:

22 March 2031

Certificate number:

6195-0023-7897-8390-5897

Property type

B1 Offices and Workshop businesses

Total floor area

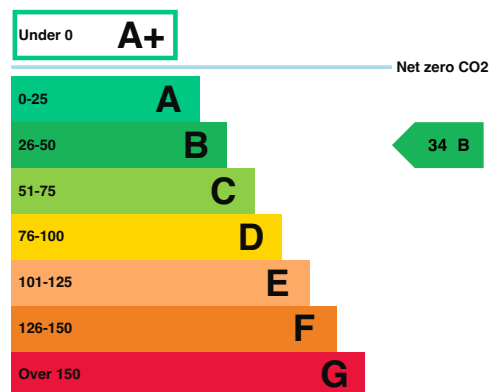
214 square metres

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 B.



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

34 B

If typical of the existing stock

99 D

Energy performance certificate (EPC)

13 SHIP STREET
BRIGHTON
BN1 1AD

Energy rating

C

Valid until:

7 April 2031

Certificate number:

4188-3253-1757-7781-5540

Property type

B1 Offices and Workshop businesses

Total floor area

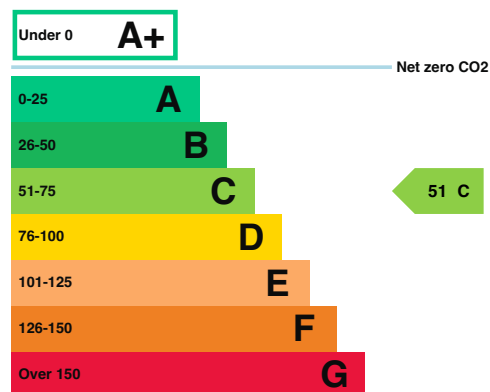
157 square metres

Rules on letting this property

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How this property compares to others

Properties similar to this one could have ratings:

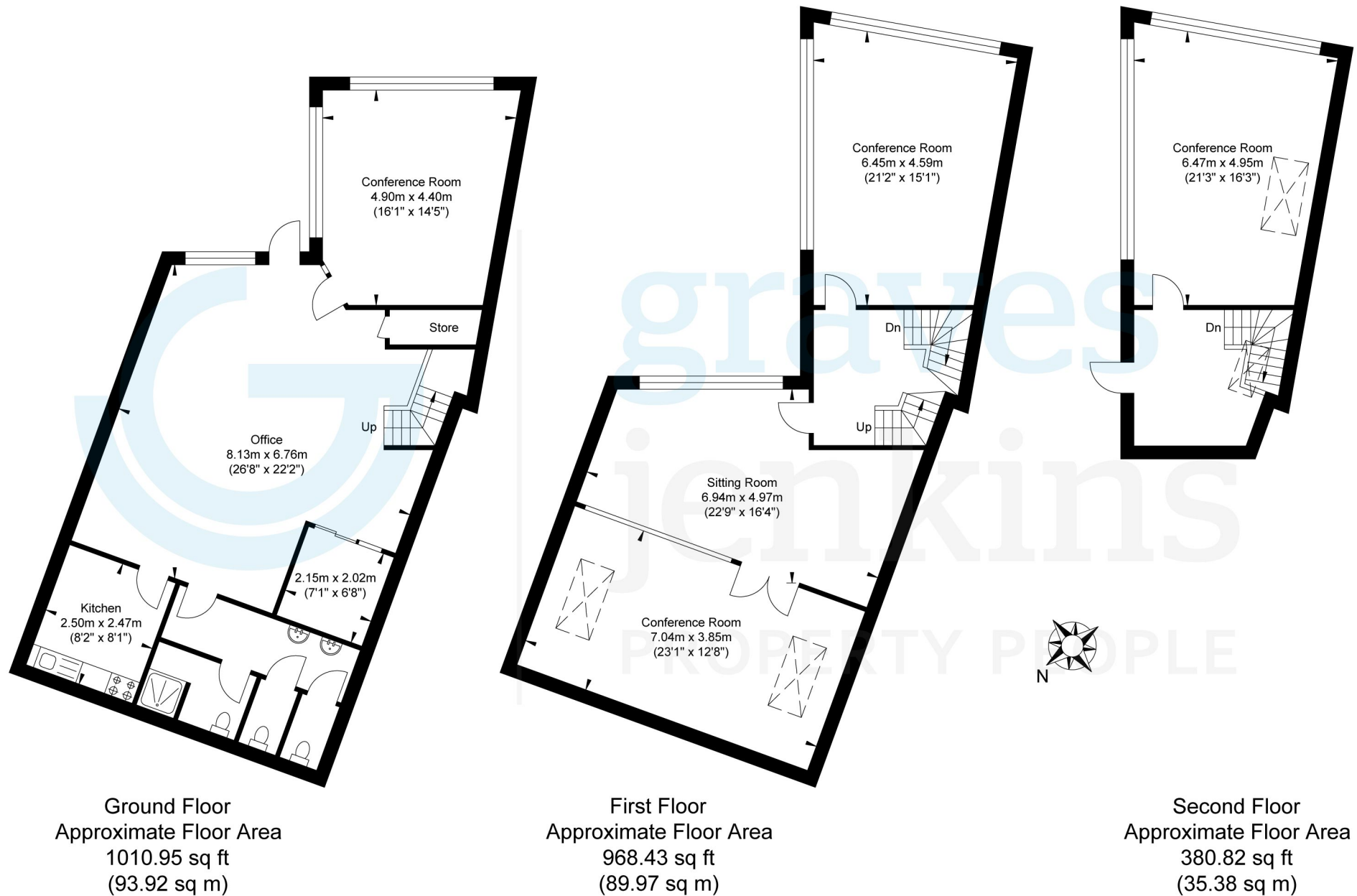
If newly built

35 B

If typical of the existing stock

101 E

Ship Street



Approximate Gross Internal Area = 219.27 sq m / 2360.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.