



graves  
jenkins  
PROPERTY PEOPLE

gravesjenkins.com



Middle South Unit, ROX Gloucester Place,  
Brighton, BN1 4UD  
TO LET: EXCITING RETAIL OPPORTUNITY

# LOCATION



ROX has been built on the site of the former Astoria Cinema and now provides a design led mix of residential apartments and townhouses with a residents courtyard and an exciting retail opportunity at ground and lower floors, fronting Gloucester Place.

Directly opposite is the new Circus Street development comprising 40,000 sq ft of new offices, a dance school, retail units and both private and student homes.

Gloucester Place forms part of the vibrant and eclectic North Laine area of Brighton with its individual retail and hospitality offer, all within walking distance of the Brighton mainline station and the sea.

## Description

Either side of the impressive main residential entrance lobby are designated areas for appropriate retail uses which could be in the form of shops, coffee outlet or other commercial premises complimentary to this unique and stylish mixed use development in central Brighton.

## Key Features

- Exclusive ROX Mixed Use Development
- High Pedestrian Footfall
- Outside Seating
- Flexible Space Available

## Property Details

Ground Floor: 392.42 sq ft (36.45 m<sup>2</sup>)

Lower Ground Floor: 2,300.68 sq ft (213.74 m<sup>2</sup>)

\*Lower Ground Floor flexible accommodation depending on space needed\*

Total Middle South Unit: 2,693.10 sq ft (250.19 m<sup>2</sup>)

### Accommodation

With their own street entrance from Gloucester Place and incorporated within the quality residential development comprising.

### Specification

Each unit will be handed to a 'shell and core' specification ready for the ingoing tenant to carry out a bespoke shop fit and for the landlord to grant a rent free period to assist. The shopfronts to have openings onto the forecourt and pavement area immediately in front of the retail outlet for outside seating and display, subject to Landlords approval and Council consent.

## Terms

A new lease for each retail unit is available on flexible leasing terms.

## Lease

For a term to be negotiated.

Rental Guide - Middle South Unit: £30,000 per annum, exclusive.

## Rent Review

By negotiation.



## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

## Business Rates

To be assessed by Brighton & Hove City Council.

## VAT

Vat will be payable on the terms quoted.

## Legal Fees

Ingoing tenant to cover landlords' reasonable legal costs.

## Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins







GET IN TOUCH  
gravesjenkins.com



Oli Graves

01273 701070  
07435 099764  
oli@gravesjenkins.com



Phil Graves

01273 701070  
07970 747197  
graves@gravesjenkins.com



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB