



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](http://gravesjenkins.com)



Unit J, Circus Street, Brighton, BN2 9QF

TO LET: EXCITING RETAIL/OFFICE OPPORTUNITY

# LOCATION



Nestled in the heart of Brighton, Circus Street is just a stone's throw away from all the excitement of the city's bustling central district. Located within walking distance of the North Laine area, Brighton Dome, the Lanes, and the Seafont, Circus Street is also just a 10-minute stroll from the station, which offers high-speed connections to London and Gatwick.

The vibrant development comprises 30,000 sq ft of office space, alongside a range of amenities, including 142 new homes, 450 student bedrooms, and 20,000 sq ft of Dance Space - a dynamic new home for South East Dance. The development also features 9,000 sq ft of retail space, which is set around buzzing public areas, making it the perfect destination for those looking to live, work, and play in one of Brighton's most exciting new neighbourhoods.

## Description

Brighton's municipal market has been transformed into a vibrant new quarter for the city and Circus Street is set to become home to a number of unique and dynamic businesses.

Self-contained commercial units are available on the ground floor of Circus Street, ranging in size from approximately 600 sq ft to 750 sq ft. These units offer exciting opportunities in a vibrant atmosphere, surrounded by inspired open spaces.

## Key Features

- Flexible leasing terms available
- 10-minute walk to Brighton Station and Brighton Seafront
- Significant rent-free (subject to covenant and terms)
- 142 new homes, 450 student bedrooms, 20,000 sq ft of dance space and 30,000 sq ft of offices

## Accommodation

### Unit J

Width (Max): 18.49 ft (5.64 m)

Depth (Max): 35.4 ft (10.78 m)

**Total Accommodation: 640 sq ft (59.46 m<sup>2</sup>)**

## Specification

The units will be built to shell only with capped services and the landlord to offer a significant rent-free period as a contribution.

Tenants will be responsible for the internal fit-out.

- Shopfront: Double-glazed and with aluminium swing doors
- Walls: Block work and Viroc board lining to concrete columns and walls
- Soffit: Insulated concrete soffit, the outer (exposed) facing is plasterboard
- Floor: Reinforced concrete and the makeup is to be finished by the tenant
- Capped Services: Electric, water, drainage, BT duct

## Terms

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

## Lease

For a term to be negotiated.

Unit J: £18,750 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge



contribution.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Shop and premises
- Rateable Value: £-
- Rates Payable: £-
- Valid 1 April 2023 (current)

Business Rates are to be re-assessed.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party is responsible for their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).





















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