



2nd & 3rd Floor

Castle Square House, 9 Castle Square, Brighton, BN1 1EG

TO LET - 2ND & 3RD FLOOR OFFICES Rental From £68,442 PAX

2,074 to 4,207 sq ft
(192.68 to 390.84 sq m)

- Excellent Condition
- New Lease
- Available together or separately

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Summary

Available Size	2,074 to 4,207 sq ft
Rent	£5,703.50 per month
Business Rates	Upon Enquiry
Service Charge	A service charge will be payable based on a fair proportion of expenditure for the building
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

A building of contemporary design accessed via a shared entrance leading to the 2nd floor by stairwell or by lift the building offers a prestigious base for businesses to operate from in one Brighton's most dynamic districts. The space itself comprises a predominately open plan space & benefits from features including double glazing, air conditioning, raised floors, kitchen/ breakout area, separate office room, storage & WC

Location

Castle Square House at 9 Castle Square, Brighton, is a standout commercial property nestled in the heart of the city. This modern office building boasts a prime location, fronting both Castle Square and East Street—just steps from the iconic Lanes, Churchill Square shopping centre, and Brighton’s vibrant seafront. Nearby occupiers include Charlotte Tilbury, Pret, Hugo Boss, Dishoom, Burger & Lobster & Hotel Chocolat.

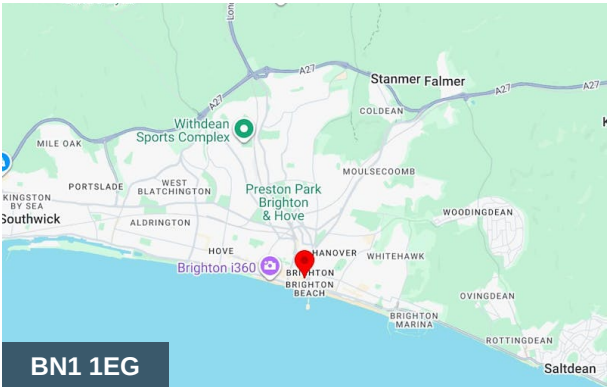
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
2nd	2,074	192.68	£68,442 /annum
3rd	2,133	198.16	£70,389 /annum
Total	4,207	390.84	

Terms

Available of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years.



Viewing & Further Information



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