



LEASE AVAILABLE

63A Ship Street
Brighton, East Sussex, BN1 1AE



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Key Features

- Creative accommodation arranged over ground and first floor
- Self-contained building with private entrance
- Courtyard setting
- Three on-site parking spaces
- Characterful timber flooring
- Kitchenette facilities and WCs to each floor
- Within a 10-minute walk of Brighton Station
- Located in the heart of the city centre
- Offered by assignment or sub-lease to May 2031, alternatively a new lease may be considered
- Rent passing £24,000 per annum



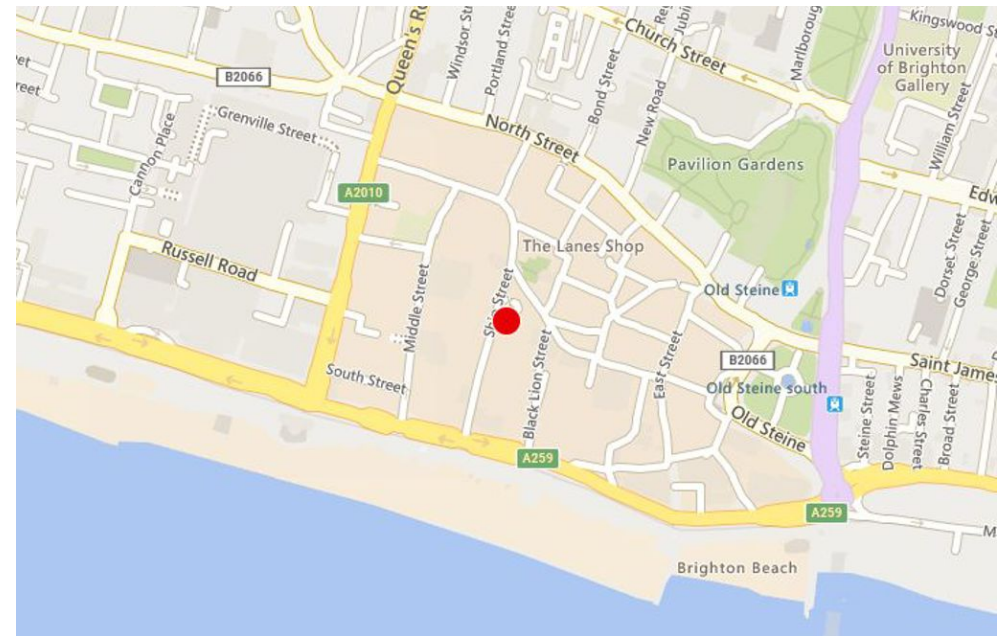


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Location & Situation

Located just off the seafront in the heart of Brighton's historic Lanes, Ship Street offers immediate access to an excellent mix of cafés, restaurants, boutique retailers and essential local amenities, creating a lively and convenient environment for businesses and their teams.

Brighton and Hove is a vibrant and well-connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional and financial sectors.





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Description & Accommodation

The premises comprise an attractive self-contained office building arranged over ground and first floors, located on Ship Street in the heart of the Lanes.

The property is accessed from Ship Street via a passageway leading into a private courtyard, where three dedicated parking spaces are provided directly to the front of the building.

The accommodation provides a characterful and flexible working environment, with a mix of open-plan space, ancillary/storage areas and kitchenette facilities. Its layout and style are particularly well suited to creative, studio, media or design-led occupiers seeking something more individual than a conventional office suite.

Specification:

- Self-contained office/studio building
- Arranged over ground and first floors
- Good natural light throughout
- Kitchenette facilities
- WC facilities on each floor
- Timber flooring to parts
- Perimeter power/data trunking
- Three dedicated parking spaces

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	281	26.1
First Floor	374	34.74
Total	655	60.85





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Rateable Value

Rateable Value (2026): £16,250

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of D (93) - expiry date 14/02/2031).

Planning

We understand that the premises benefit from Class E (Commercial, Business and Service) use under the Town and Country Planning (Use Classes) Order 2020.





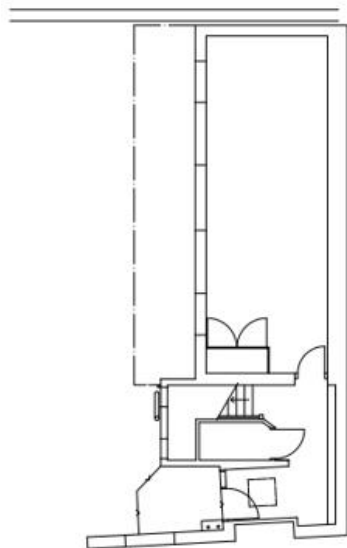
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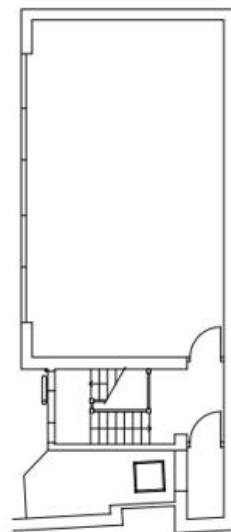
Front Elevation 1:100 As existing



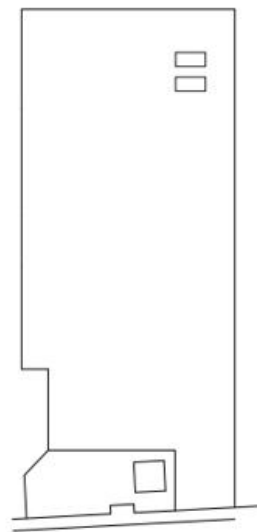
Front Elevation 1:100 As proposed



Ground Floor Plan 1:100



First Floor Plan 1:100



Roof Plan 1:100

0 1 2 3 5m 10m
scale



B Windows changed to sliding sash style		10/05/08
A Window references, roof plan and all conditions added		17/05/08
Rev	Description	Date
Job Reference Office refurbishment 63a Ship Street Brighton		Client CAT Ltd
Drawing Title Proposed Windows		Drawing No ADC 262/04 B
Date 06/07/08	Scale 1:100	Drawn AD
Drawn AD	File Name ADC262/04	Checked AD
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 ADC Architectural Design Company Ltd Architectural Services Construction Drawing Packages CAD Drafting		
The Executive Centre Brighton, Tower Path 44, North Road, Brighton, BN1 1YR Tel: 01273 809400 - Fax: 01273 809407 Email: info@adcbrn.co.uk		

FLOOR PLAN For identification purposes only.



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Terms

The property is available by way of assignment or sub-lease, with the existing lease expiring May 2031. The rent passing is £24,000 per annum.

Alternatively, a new lease may be available direct from the landlord, subject to covenant and agreed terms.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
07854883927

Nick Martin
n.martin@flude.com
01273 740381

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7 July 2026

