



OFFICE TO LET

## 163 NORTH STREET

Brighton, BN1 1EA

IMPRESSIVE REFURBISHED OFFICES SITUATED  
WITHIN A MAGNIFICENT LISTED BUILDING

2,914 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	2,914 sq ft
<b>Rent</b>	£22,175 - £58,280 per annum exclusive of rates VAT & service charge
<b>Rates Payable</b>	£13,847.25 per annum
<b>Rateable Value</b>	£27,750
<b>Service Charge</b>	TBA
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
1st - Floor Office	1,063	98.76	£26,575 /annum
2nd - Floor Office	964	89.56	£24,100 /annum
3rd - Floor Office	887	82.40	£22,175 /annum
<b>Total</b>	<b>2,914</b>	<b>270.72</b>	

## Description

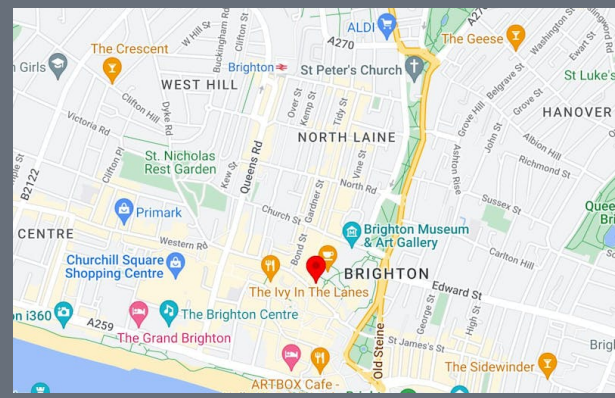
Impressive offices arranged over 1st, 2nd & 3rd floors that are accessed via their own entrance at ground floor level on the corner of New Road & North Street. Upon entering the building you lead to the uppers floors by a winding feature staircase. Each of the floors has a larger open plan space with smaller spaces off of the main room. The 1st & 3rd floor spaces include a kitchen space, whilst WC & shower are located throughout the building. The space has been refurbished to a high standard in recent years & present as a wonderful space to occupy. Features include modern LED lighting, carpets & central heating.

## Location

The property is situated in a very convenient location on the corner of North Street & New Road in Brighton City Centre with great access to Brighton Station, The Seafront as well as both the Lanes & The North Laine. Nearby occupiers include The Theatre Royal, Furna, Lloyds Bank, Hotel Chocolat, 5 Guys & host of fantastic local independent operators.

## Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed at the quoted rent exclusive of rates, VAT, service charge & all other costs. Our clients preference is to let the space to a single operator however they may consider a split for a party to take 2 floors together in the 1st instance. The 3 floors together are available at a rent of £58,280 PAX or separately at the rent quoted in the table.



## Get in touch

**Jack Bree**

01273 672999  
jack@eightfold.agency

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

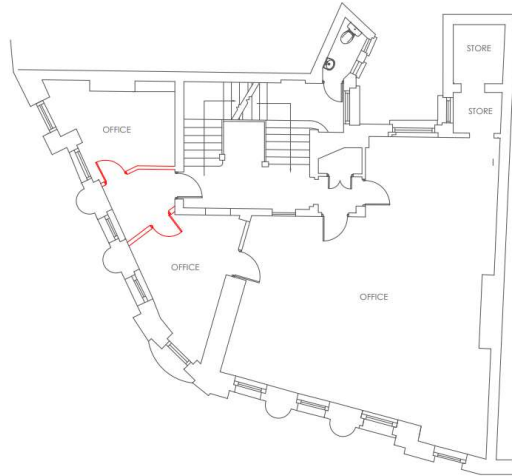
**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

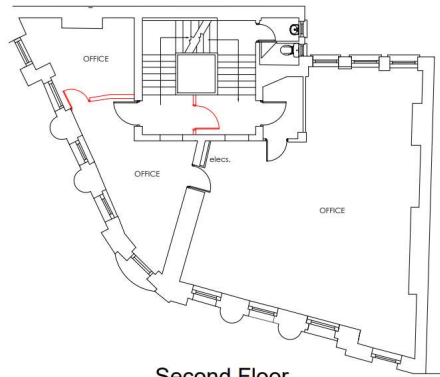
## Eightfold Property

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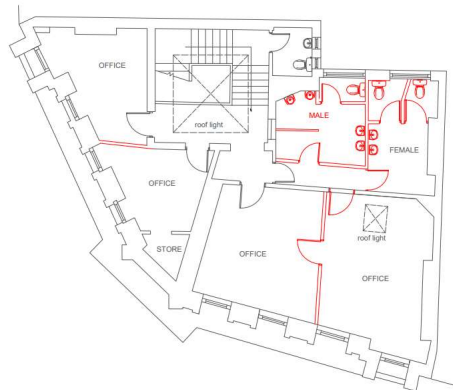




First Floor



Second Floor



Third Floor

163 North Street, Brighton, BN1

