



OFFICE / RETAIL TO LET

## ELECTRIC HOUSE

60/67 Castle Square, Brighton, BN1 1DX

LANDMARK 5 STOREY BUILDING TO LET IN  
CENTRAL BRIGHTON OVERLOOKING THE OLD  
STEINE

6,880 TO 17,228 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	6,880 to 17,228 sq ft
<b>Rent</b>	£225,000 - £500,000 per annum exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£70,144 per annum This is for ground basement & 1st floors only. 2nd floor RV £42,750, 3rd floor RV £34,750
<b>Rateable Value</b>	£137,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (77)

## Accommodation

The accommodation comprises the following approximate areas:

Name	Building Type	sq ft	sq m
Ground	Retail	3,679	341.79
Basement	Retail	3,201	297.38
1st	Office	3,780	351.17
2nd	Office	3,595	333.99
3rd	Office	2,973	276.20
<b>Total</b>		<b>17,228</b>	<b>1,600.53</b>

## Description

Built in 1933 on the site of the former Needham's Stores, Electric House is a stunning Art Deco building decorated with Borough arms was built & occupied as an office building occupied by the corporation's electricity department. Arranged over 5 storeys with a former bank at ground floor & basement with self contained offices accessed from Palace Place on the upper floors which also benefits from a lift. It's considered that the property could be suitable for a variety of uses including, restaurant, hotel, leisure, retail or offices (STPC).

## Location

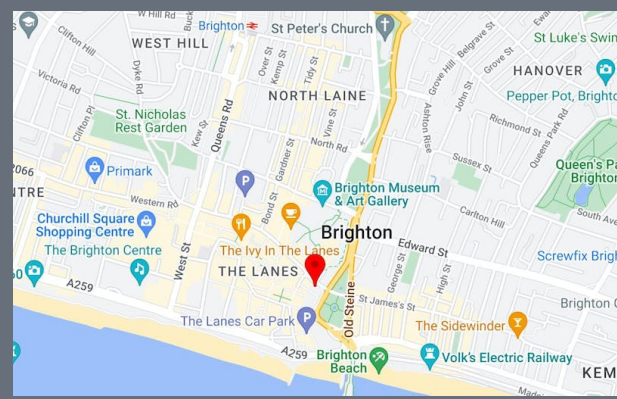
The property is situated in a highly prominent location at the bottom of North Street overlooking The Old Steine. Whilst opposite to the east is St James's Street, Brighton City Centre is to the west where the property has easy access to both the Lanes & The North Laine shopping areas. Nearby occupiers include Sainsbury's Local, Hugo Boss, Hobbs, French Connection, Molton Brown & Pret A Manger.

## Terms

Available to let on a new full repairing and insuring lease for a term to be agreed with upward only rent reviews at appropriate intervals.

## Note

Measurements published have been provided by landlord.



## Get in touch

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max@eightfold.agency

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## Eightfold Property

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# Energy performance certificate (EPC)

60 Castle Square BRIGHTON BN1 1DX	Energy rating <b>D</b>	Valid until: <b>6 August 2030</b> Certificate number: <b>0560-0230-4432-0008-0002</b>
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Property type **A1/A2 Retail and Financial/Professional services**

Total floor area **1916 square metres**

## Rules on letting this property

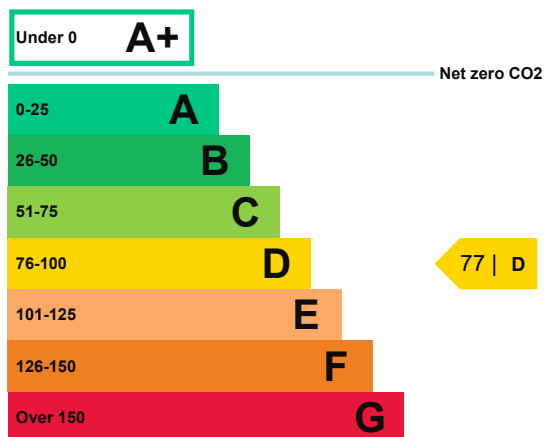
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

80 | D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	57.86
Primary energy use (kWh/m <sup>2</sup> per year)	340

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0020-0284-3040-5400-6003\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Mark Surry
Telephone	
Email	<a href="mailto:admin@carbonbit.com">admin@carbonbit.com</a>

### Accreditation scheme contact details

Accreditation scheme	Sterling Accreditation Ltd
Assessor ID	STER000282
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### Assessment details

Employer	Carbonbit
Employer address	Jubilee House East beach Lytham Lancashire FY8 5FT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 August 2020
Date of certificate	7 August 2020

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