



## 3rd Floor Front Office

20 New Road, Brighton, BN1 1UF

## IMPRESSIVE 3RD FLOOR CITY CENTRE OFFICES TO LET

**434 sq ft**  
(40.32 sq m)

- RENT £11,950 PAX
- EXCELLENT LOCAL AMENITIES
- DESIRABLE CITY-CENTRE LOCATION
- IMPRESSIVE VIEWS OVER PAVILION GARDENS
- CLOSE TO AN ARRAY OF BARS & RESTAURANTS

# 3rd Floor Front Office, 20 New Road, Brighton, BN1 1UF

## Summary

<b>Available Size</b>	434 sq ft
<b>Rent</b>	£11,950 per annum exclusive of rates, service charge VAT & all other outgoings.
<b>Rates Payable</b>	£4,790.40 per annum Subject to conditions this property may qualify for 100% small business rate relief.
<b>Rateable Value</b>	£9,600
<b>Service Charge</b>	£6.50 per sq ft The Service Charge is capped at £6.50 psf
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	C (77)

## Description

Situated on the third floor of this impressive office building, the space comprises an office at the front of the building currently laid out to provide 3 spaces divided by glass partitions.

## Location

The property is located in New Road, in the city centre on the edge of the North Laine. Nearby occupiers include Five Guys, Chillli Pickle, Yo Sushi, The Theatre Royal & Furna. The Lanes are only a stones throw away whilst the seafront, Brighton Station & NCP car parks in Church Street & North Road are also both only a short walk away.

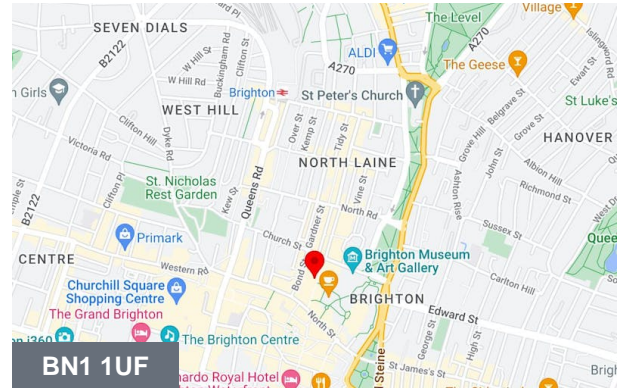
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - Front Office	434	40.32
<b>Total</b>	<b>434</b>	<b>40.32</b>

## Terms

Available to let by way of a new effective full repairing and insuring lease for a minimum term of 3 years.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877

james@eightfold.agency













# Energy performance certificate (EPC)

THIRD FLOOR 20 NEW ROAD BRIGHTON BN1 1UF	Energy rating <b>D</b>	Valid until: <b>25 January 2031</b>
		Certificate number: <b>0296-0202-9309-6516-2100</b>

Property type **B1 Offices and Workshop businesses**

Total floor area **116 square metres**

## Rules on letting this property

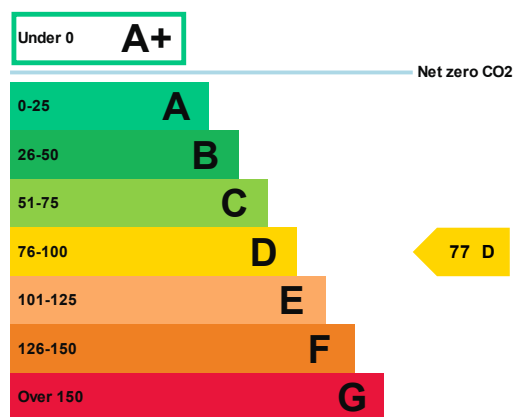
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

61 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	51.89
Primary energy use (kWh/m <sup>2</sup> per year)	301

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2060-4619-9090-1206-5221\)](/energy-certificate/2060-4619-9090-1206-5221).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Damian Williamson
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206214
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

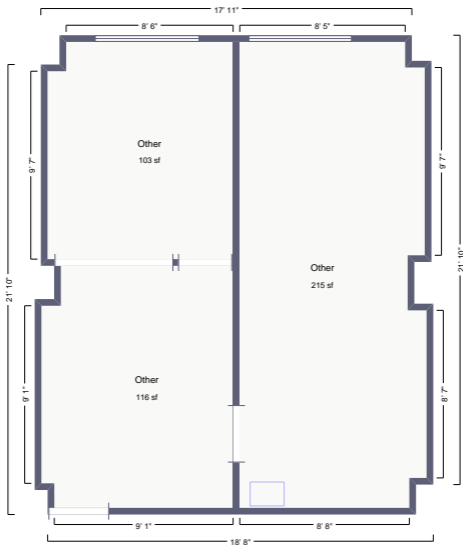
Employer	PropCert
Employer address	Provident House, Burrell Row, Beckenham, BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 January 2021
Date of certificate	26 January 2021



# 3rd floor front office 20 New Road. Not to scale, indicative only.

29 New Road, Brighton, England

Approximately 434 sf total



20 New Road, Brighton, BN1

