



## 3rd & 4th Floors, Tower Point

44 North Road, Brighton, BN1 1YR

**Offices with outstanding views located close to Brighton Station.**

**2,130 to 9,180 sq ft**  
(197.88 to 852.85 sq m)

- Rent £59640-£257040PAX (£28 PSF)
- Close to Brighton Station
- Lifts
- Outstanding views
- Close to North Laine & seafront
- Car park below
- Available April 2024

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## Summary

<b>Available Size</b>	2,130 to 9,180 sq ft
<b>Rent</b>	£59,640 - £257,040 per annum Per annum exclusive of rates VAT & all other outgoings
<b>Business Rates</b>	TBA
<b>Service Charge</b>	TBA
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	Property graded as C-C (55-63)

## Description

Tower Point is an impressive tower block in central Brighton comprising offices, a multi storey car park & gym. The building is currently undergoing a major refurbishment throughout to the common ways including the reception. The spaces available are located on the NE & NW west wings of both the 3rd & 4th floors & comprise impressive open plan office space.

## Location

The property is situated in a highly convenient position on North Road which junctions with Queens Road where Brighton Mainline Station is situated & is a few minutes walk away. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes of Boho Gelato, Chilli Pickle, Gresham Blake & Bill's. Forming part of the building is an multi storey car park, whilst beneath is a Pure Gym, whilst other nearby occupiers include Komedia, Sainsbury's Local, Tesco Express & Starbucks.

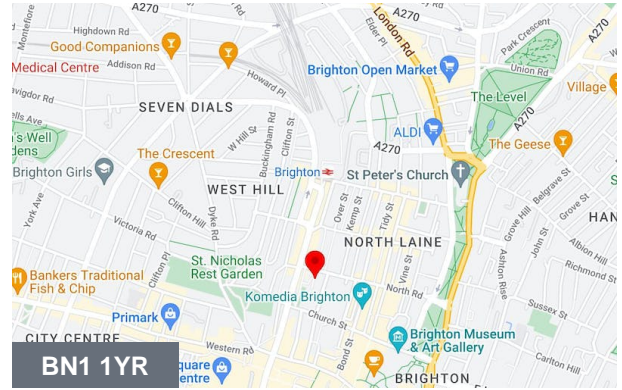
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	EPC	Availability
3rd - North East Suite	2,130	197.88	£59,640 per annum	£15,344.25 /annum	-	Available
3rd - North West Suite	2,460	228.54	£68,880 per annum	£20,459 /annum	-	Available
4th - North East Suite	2,130	197.88	£59,640 per annum	£14,970 /annum	C (55)	Available
4th - North West Suite	2,460	228.54	£68,880 per annum	On application	C (63)	Available
<b>Total</b>	<b>9,180</b>	<b>852.84</b>				

## Terms

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



## Viewing & Further Information



### Max Pollock

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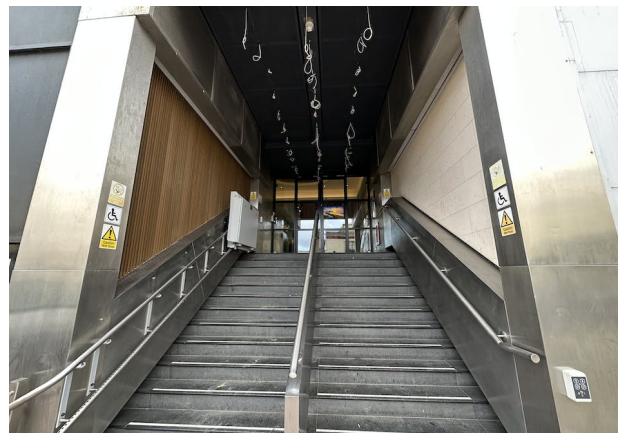
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### Jack Bree

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Flat, Tower Point, 44 North Road, Brighton, BN1

