



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

Available Size	2,130 to 9,180 sq ft
Rent	£59,640.00 - £257,040.00 per annum Per annum exclusive of rates VAT & all other outgoings
Business Rates	TBA
Service Charge	TBA
VAT	Applicable
Legal Fees	Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.
EPC Rating	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.

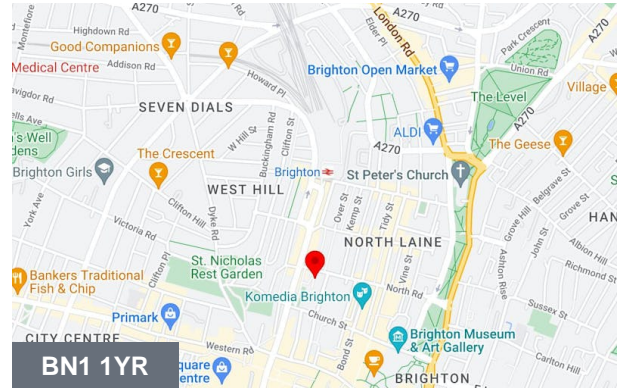
Accommodation

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 /annum	£15,344.25 /annum	-	Available
3rd - North West Suite	2,460	228.54	£68,880 /annum	£20,459 /annum	-	Available
4th - North East Suite	2,130	197.88	£59,640 /annum	£14,970 /annum	C (55)	Available
4th - North West Suite	2,460	228.54	£68,880 /annum	On Application	C (63)	Available
Total	9,180	852.84				

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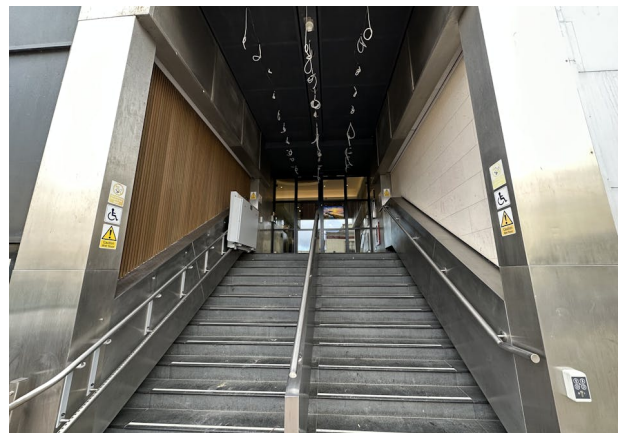
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Flat, Tower Point, 44 North Road, Brighton, BN1

