

## 8th Floor Penthouse Offices

Tower Point, 44 North Road, Brighton, BN1 1YR

### **REFURBISHED OUTSTANDING PENTHOUSE OFFICE SUITES TO LET- £32 PSF**

**2,130 to 4,590 sq ft**  
(197.88 to 426.42 sq m)

- Refurbished Penthouse Offices
- Close to Brighton Station
- 2 x Lifts
- Outstanding Views Across Brighton
- Close to North Laine & Seafront
- Public Car Park Beneath (Available by way of separate negotiation)
- B rated EPC
- Access to proposed 7th Floor Roof Terrace

# 8th Floor Penthouse Offices, Tower Point, 44 North Road, Brighton, BN1 1YR

## Summary

<b>Available Size</b>	2,130 to 4,590 sq ft
<b>Rent</b>	£68,160.00 - £146,880.00 per annum Per annum exclusive of rates VAT & all other outgoings
<b>Business Rates</b>	TBA
<b>Service Charge</b>	A service charge will be payable for the shared costs of the building based on a fair proportion of the space occupied.
<b>Car Parking</b>	Parking is available by way of separate negotiation.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The incoming tenant to provide an undertaking for £1000 plus VAT prior to release of papers which will be refunded on completion
<b>EPC Rating</b>	Property graded as B-B (37-40)

## Description

Comprising 2 refurbished penthouse office suites to let on the 8th floor of this imposing with outstanding 360 degree views across Brighton. The spaces also benefit from new windows, CAT 6 installation as well as heating & cooling systems. . The spaces are accessed via a recently refurbished lobby via either 1 of the 2 lifts or alternatively the staircase. The spaces have their own kitchen facilities in addition whilst the floor also has its own male & female WC's. In addition the building also has recently installed shower facilities & secure bike storage on the ground floor for use of the buildings occupiers. The Landlord also proposes to create a roof terrace on the 7th floor which tenants will have access to. Parking can be made available at an additional charge.

## 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. Adjacent to the building is an NCP multi storey car park, whilst beneath is a Pure Gym, & other nearby occupiers include Komedia, Sainsbury's Local, Tesco Express & Starbucks.

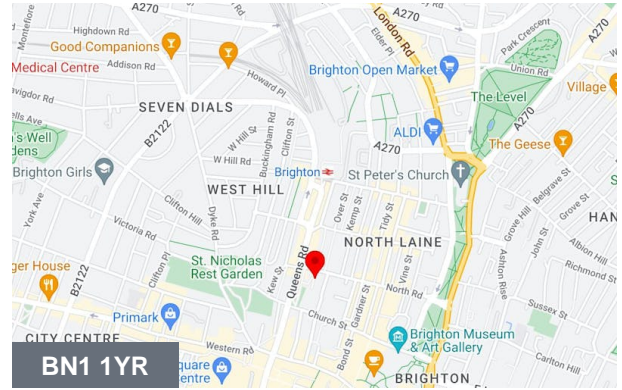
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Availability
8th - North East Suite	2,130	197.88	£68,160 /annum	£15,344.25 /annum	Available
8th - North West Suite	2,460	228.54	£78,720 /annum	On Application	Available
<b>Total</b>	<b>4,590</b>	<b>426.42</b>			

## Terms

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



## Viewing & Further Information



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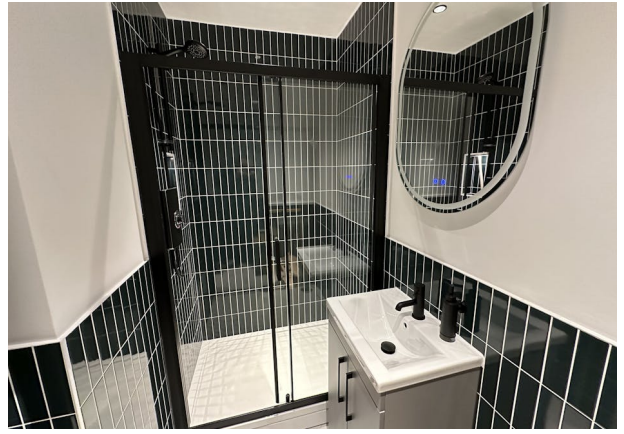
### Jack Bree

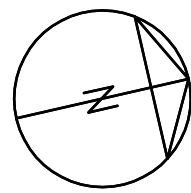
01273 109121  
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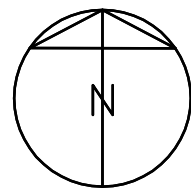
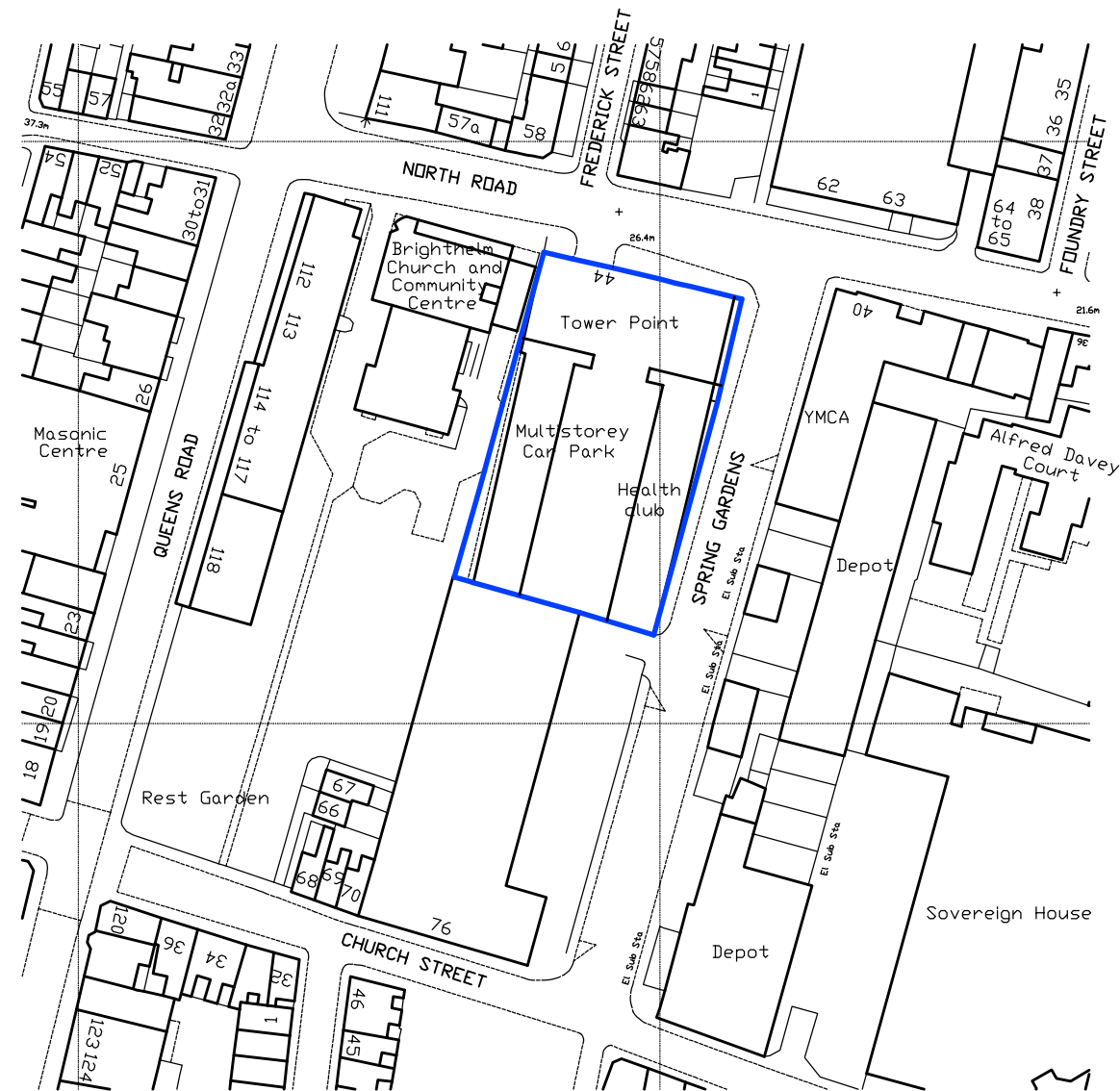
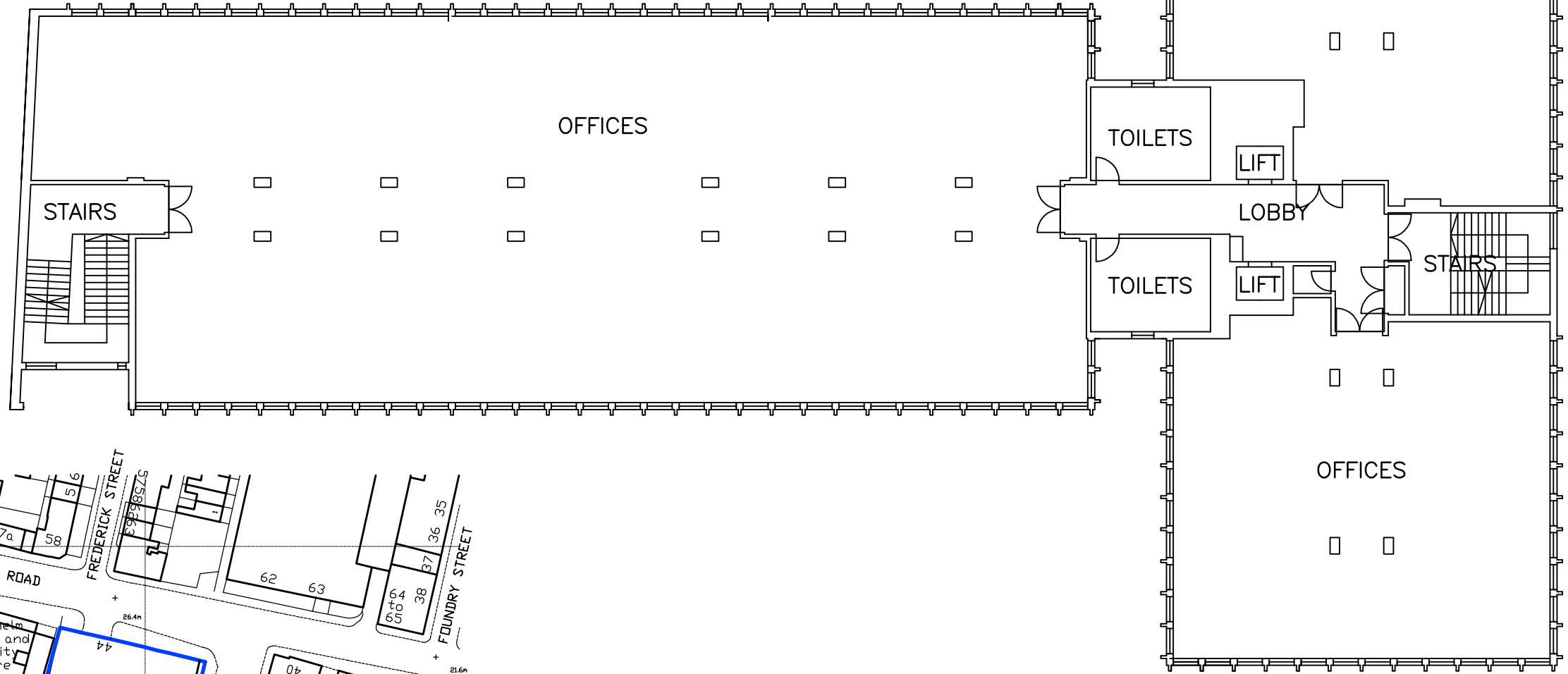






# FLOOR PLAN

0 2 4 6 8 10 12 14 16 18 20m  
metres scale 1:200 A3 paper size



# SITE PLAN

0 10 20 30 40 50 60 70 80 90 100m  
metres scale 1:1250 A3 paper size

TOWER POINT  
44 NORTH ROAD  
BRIGHTON  
EAST SUSSEX  
BN1 1YR

# LEASE PLAN

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

