



OFFICE TO LET

8TH FLOOR PENTHOUSE OFFICES

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

REFURBISHED OUTSTANDING PENTHOUSE
OFFICE SUITES TO LET- £30 PSF

2,130 TO 4,590 SQ FT

Eightfold
property

Tel: 01273 672 999
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Summary

Available Size	2,130 to 4,590 sq ft
Rent	£63,900 - £137,700 per annum Per annum exclusive of rates VAT & all other outgoings
Business Rates	TBA
Service Charge	A service charge will be payable for the shared costs of the building based on a fair proportion of the space occupied.
Car Parking	Parking is available by way of separate negotiation.
VAT	Applicable
Legal Fees	The incoming tenant to provide an undertaking for £1000 plus VAT prior to release of papers which will be refunded on completion
EPC Rating	Property graded as B-B (37-40)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Availability
8th - North East Suite	2,130	197.88	£63,900 /annum	£15,344.25 /annum	Available
8th - North West Suite	2,460	228.54	£73,800 /annum	On Application	Available
Total	4,590	426.42			

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

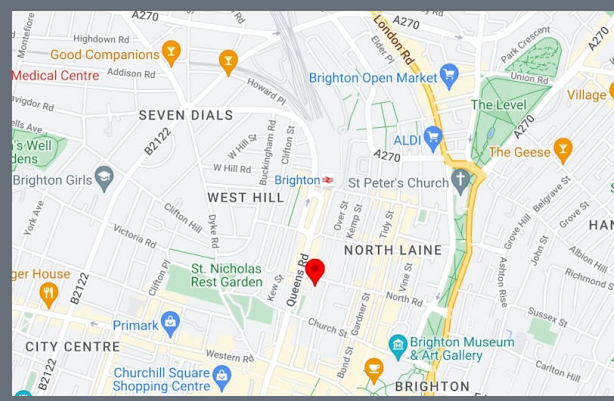
The property is situated in a highly convenient position on North Road which junctions with Queens Road where Brighton Mainline Station is situated & is a few minutes walk away. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes 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.

Terms

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

Parking

Parking can me made available by way of separate negotiation.



Get in touch

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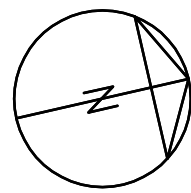
James Hawley

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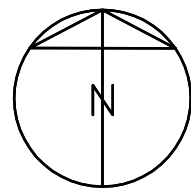
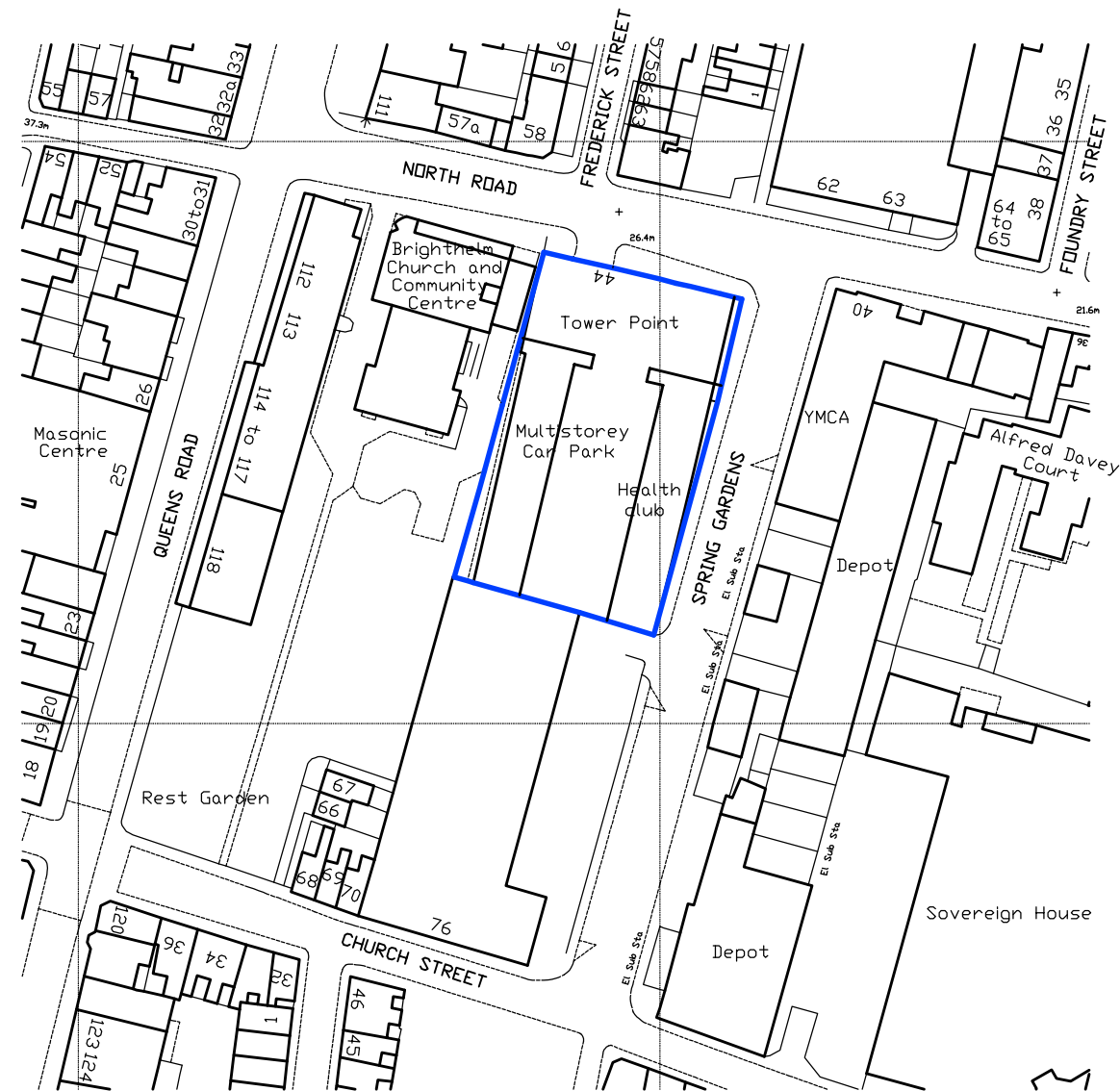
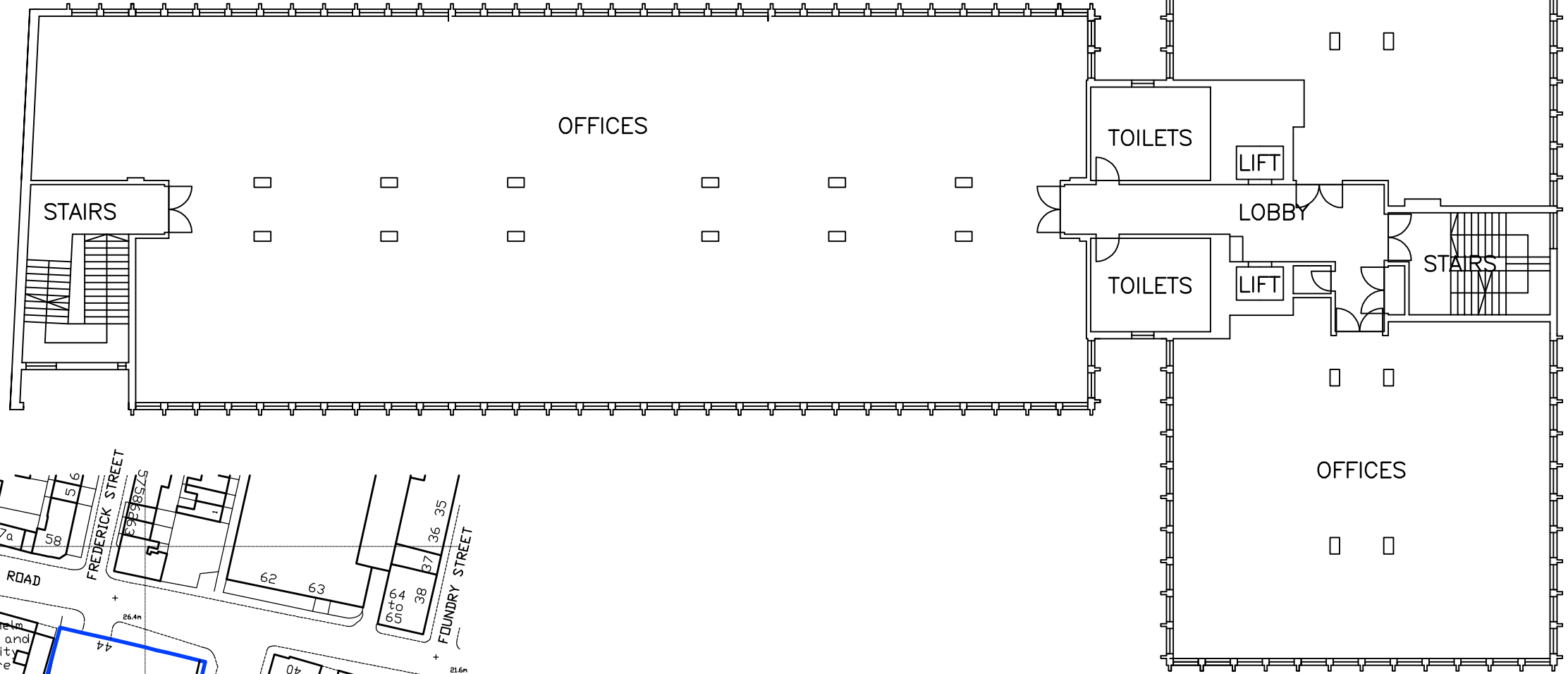
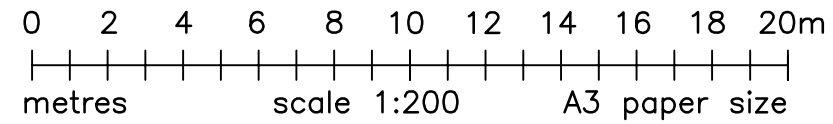
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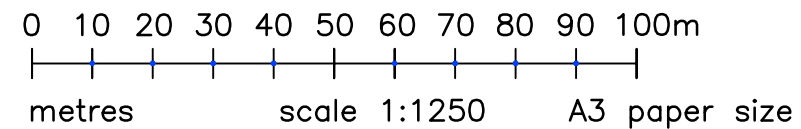




FLOOR PLAN



SITE PLAN



TOWER POINT
44 NORTH ROAD
BRIGHTON
EAST SUSSEX
BN1 1YR

LEASE PLAN

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

