



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
Website: www.eightfold.agency

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	£59,640 /annum	£15,344.25 /annum	Available
8th - North West Suite	2,460	228.54	£68,880 /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

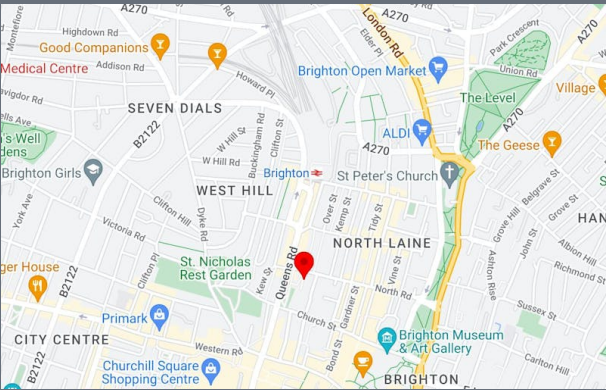
The property is situated in a highly convenient position on North Road which junctions with Queens Road where Brighton Mainline Station is situated & is a few minutes walk away. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes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

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

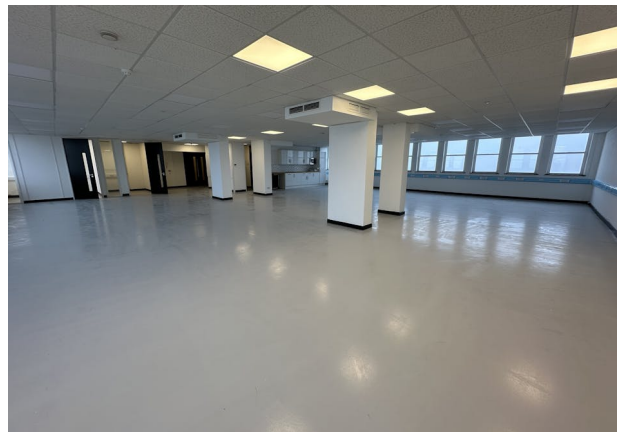
01273 672999 | 07935 901 877
james@eightfold.agency

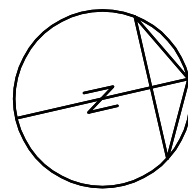
Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency

Eightfold Property

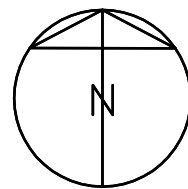
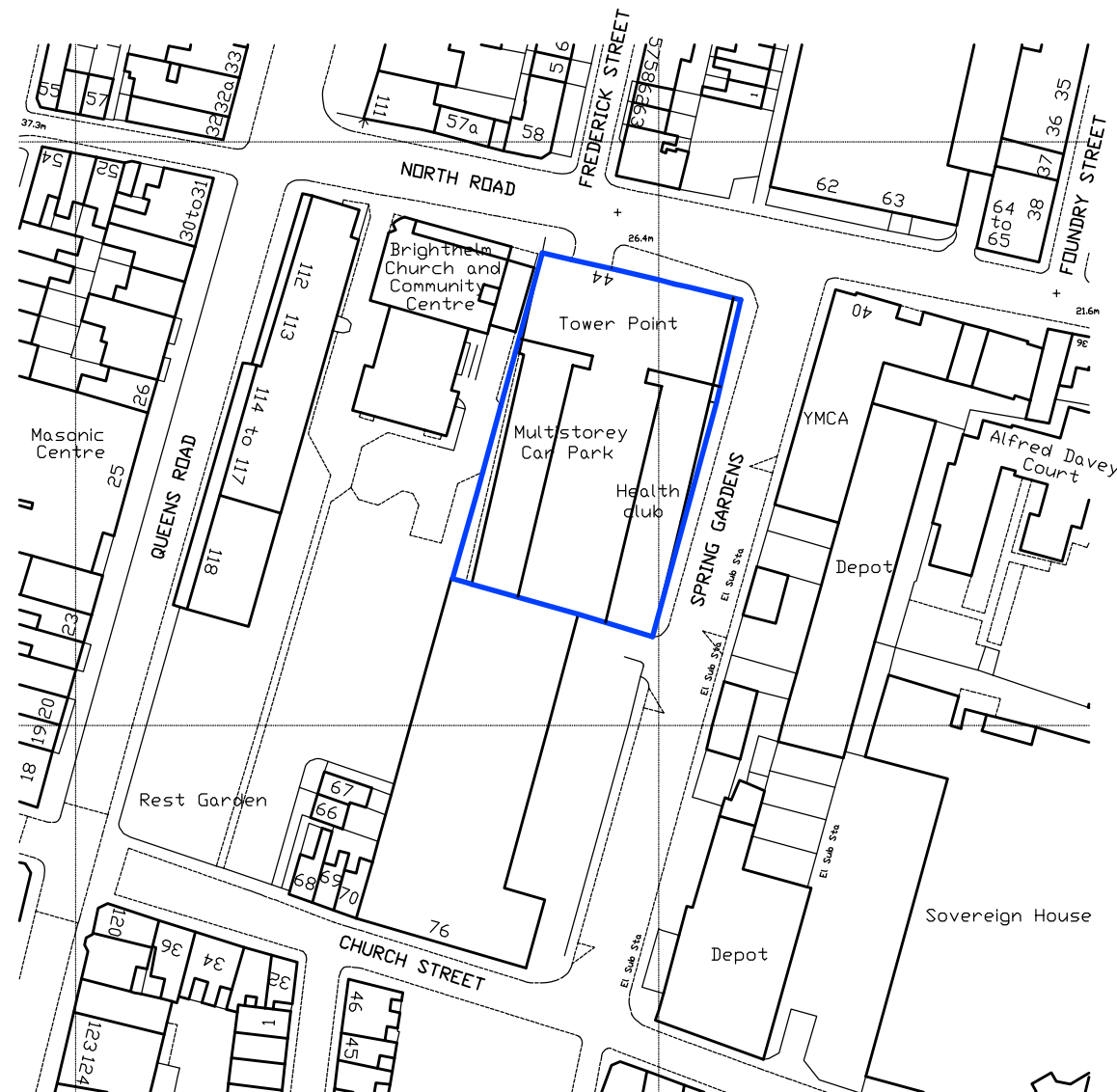
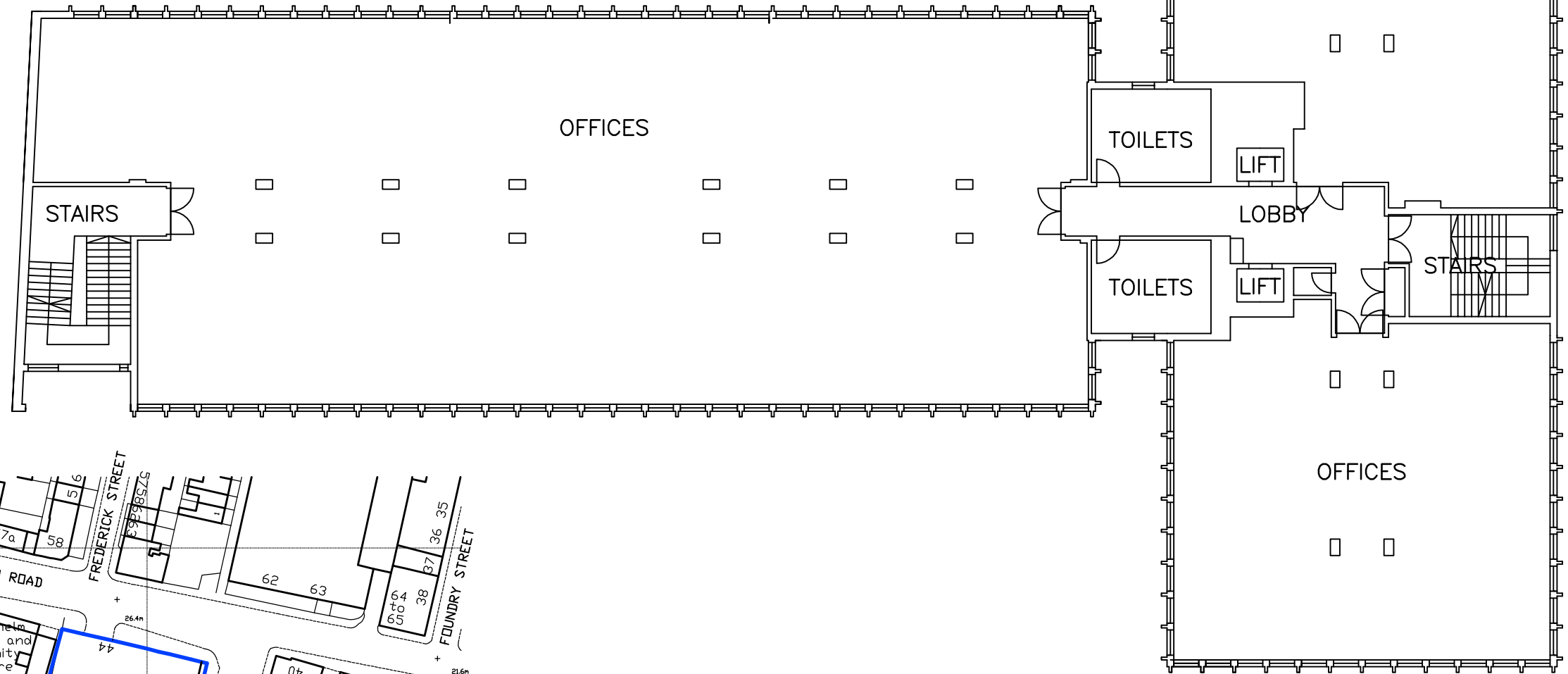
The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2025





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

