



2 The Foundry

St. Georges Mews, Brighton, BN1 4EU

LOFT STYLE NORTH LAINE OFFICES TO LET

609 sq ft
(56.58 sq m)

- RENT £15,500 PAX
- GREAT NORTH LAINE LOCATION
- CLOSE TO BRIGHTON STATION
- CLASS E USE
- WOOD FLOORING
- EXPOSED BRICKWORK

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Summary

| | |
|-----------------------|--|
| Available Size | 609 sq ft |
| Rent | £15,500 per annum exclusive of rates, service charge, VAT & all other outgoings |
| Business Rates | TBA |
| VAT | Not applicable |
| Legal Fees | Ingoing tenant is liable for both parties legal costs. The incoming party to make a contribution of £1,000 plus VAT towards the legal costs of the Assignor & the Landlord |
| EPC Rating | C (66) |

Description

An impressive self-contained 3 storey office building. The building comprises open plan office space on all 3 levels with Kitchen & WC facilities at both ground & second floor. The space has great character with wood flooring throughout, along with exposed brickwork.

Location

The subject property is situated on the eastern side of St George's Mews in Brighton's North Laine, which runs from Gloucester Street to Trafalgar Street. Nearby occupiers include Real Patisserie, Mange Tout, Bread & Milk & 17 Grams whilst Brighton Station is only a minutes walk away.

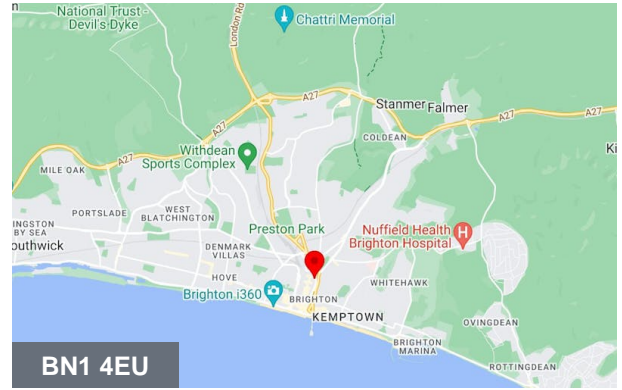
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|------------|--------------|
| Ground | 205 | 19.05 |
| 1st | 221 | 20.53 |
| 2nd | 183 | 17 |
| Total | 609 | 56.58 |

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 3 years.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency

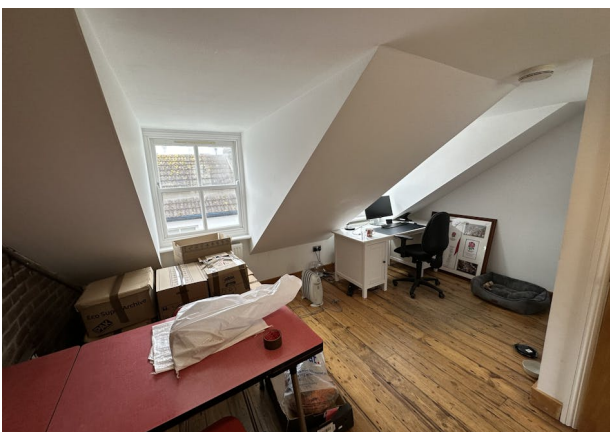


Jack Bree

01273 109121

jack@eightfold.agency





Energy performance certificate (EPC)

2 The Foundry
St. Georges Mews
BRIGHTON
BN1 4EU

Energy rating

B

Valid until:

28 April 2030

Certificate
number:

**2334-3049-0800-0100-
8025**

Property type

B1 Offices and Workshop businesses

Total floor area

56 square metres

Rules on letting this property

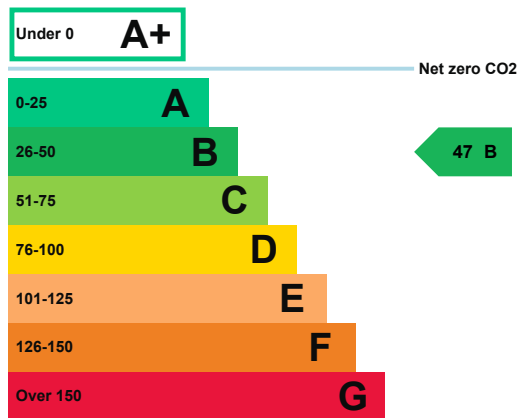
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

84 D

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 33.31 |
| Primary energy use (kWh/m ² per year) | 194 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0830-0140-3802-4429-0006\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

| | |
|-----------------|--|
| Assessor's name | John Hole |
| Telephone | 01273 321864 |
| Email | johnhole@epcbrighton.com |

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/015102 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | EPC Brighton LLP |
| Employer address | 16 Holmes Avenue Hove BN3 7LA |
| Assessor's declaration | The assessor is employed by the property owner. |
| Date of assessment | 28 January 2020 |
| Date of certificate | 29 April 2020 |

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