



11 Prince Albert Street

Brighton, BN1 1HE

IMPOSING OFFICE BUILDING TO LET IN CENTRAL BRIGHTON

1,764 sq ft
(163.88 sq m)

- RENT £44,000 PAX
- IMPRESSIVE WHOLE CHARACTER BUILDING
- SUPERB CITY CENTRE LOCATION
- NEAR DISHOOM, PHO & RUM KITCHEN
- ON THE EDGE OF THE LANES

11 Prince Albert Street, Brighton, BN1 1HE

Summary

Available Size	1,764 sq ft
Rent	£44,000.00 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£12,599.75 per annum Based on the 2023 valuation.
Rateable Value	£25,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

An impressive mid terrace building arranged over 4 levels. The property comprises a mixtures of office space, breakout rooms and meeting rooms throughout with a kitchen on the second floor and 3 W/C's located at Basement level, first and second floor. NB The property has recently had a leak however a refurbishment is currently underway.

Location

The property is situated on the southern side of Prince Albert Street on the periphery of Brighton's famous Lanes & a short walk from Brighton Seafrent. Nearby occupiers include Pho, Rum Kitchen, Wolfox, Food For Friends, 64 Degrees, The Breakfast Club & Dishoom.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	422	39.21
Ground	407	37.81
1st	476	44.22
2nd	459	42.64
Total	1,764	163.88

Terms

The property is available to let by way of a new full repairing and insuring lease for a minimum term of 5 years.



Viewing & Further Information



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Energy performance certificate (EPC)

Fortis Law
11 Prince Albert Street
BRIGHTON
BN1 1HE

Energy rating

C

Valid until: **2 May 2028**

Certificate number: **0240-9961-0358-7660-9064**

Property type	B1 Offices and Workshop businesses
Total floor area	237 square metres

Rules on letting this property

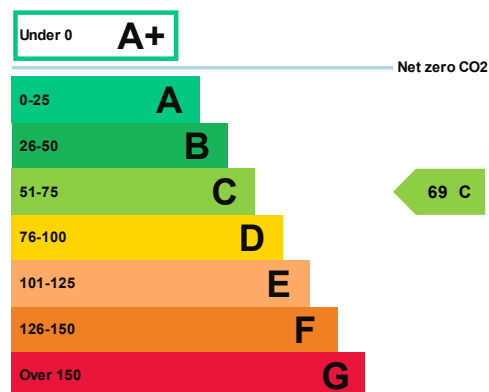
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

26 B

If typical of the existing stock

76 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)	42.24
Primary energy use (kWh/m ² per year)	248

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9976-4064-0685-0900-6125\)](#).

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	Laurence Powell
Telephone	07925768008
Email	epc@commercial-epc-quote.co.uk

Contacting the accreditation scheme

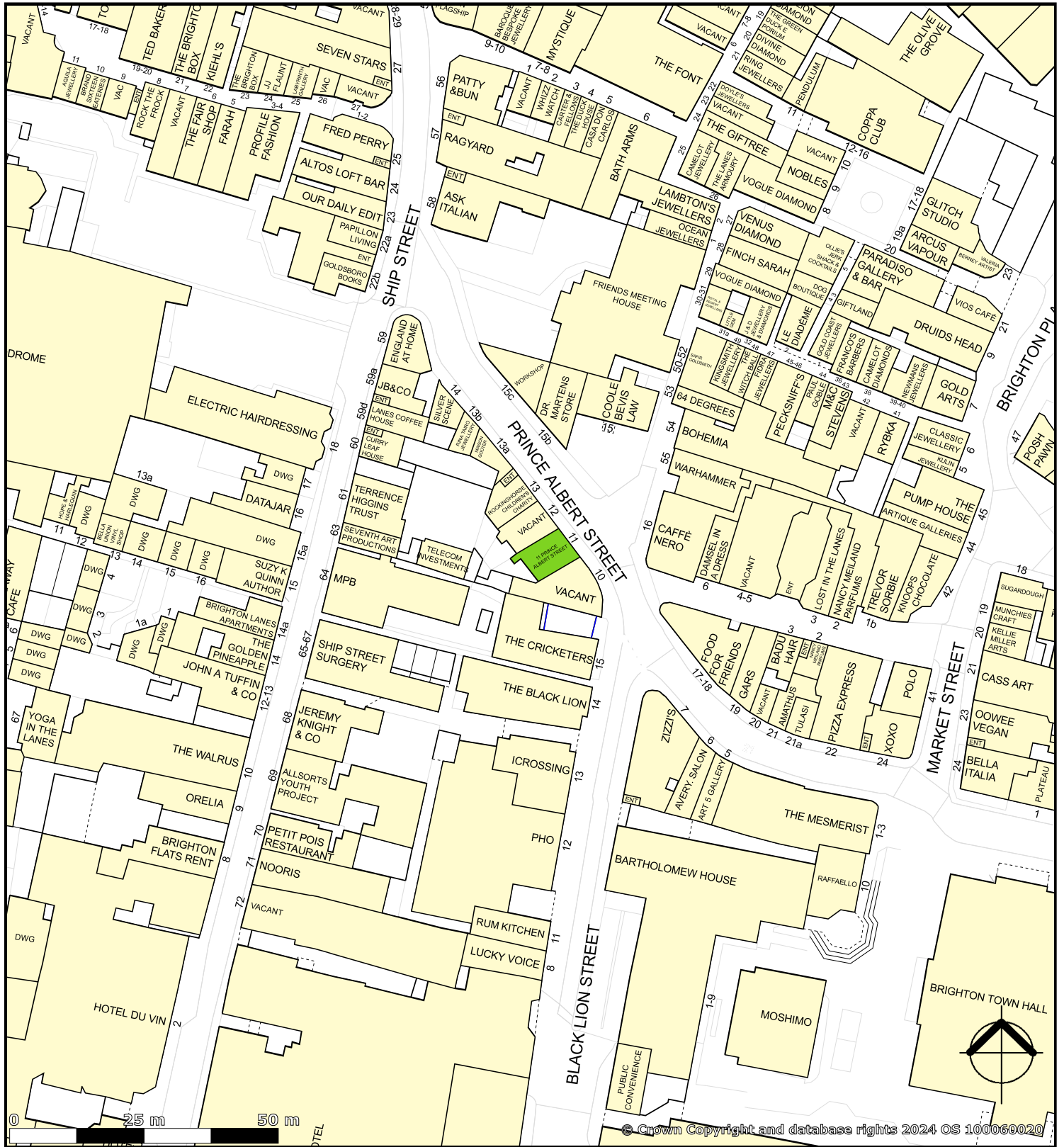
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/011531
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Easy EPC
Employer address	First Floor 12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2018
Date of certificate	3 May 2018

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