



OFFICE TO LET / FOR SALE

11 PRINCE ALBERT STREET

Brighton, BN1 1HE

RECENTLY REFURBISHED CHARACTER OFFICE
BUILDING TO LET/ FOR SALE IN CENTRAL
BRIGHTON

1,764 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,764 sq ft
Rent	£44,000 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)

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

Description

A recently refurbished, outstanding mid terrace office building arranged over 4 levels. The property comprises a mixtures of impressive 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 floors. In addition the property has a small outside space at the rear of the property accessed via the basement. Features include gas central heating, alarm, wood flooring, exposed brickwork, glass partitions, original features & curved bay windows. We are advised recent works include new roof, sash windows, boilers, guttering & downpipes.

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 Seaford. Nearby occupiers include Pho, Wolfox, Food For Friends, 64 Degrees, Burger & Lobster, Chilli Pickle & Dishoom. The Bartholomew Square Car Park is also located only a couple of minutes walk away. We are advised recent works include new roof, sash windows, boilers, guttering & downpipes. Existing furniture could be included in any sale or letting by way of further discussion.

Terms

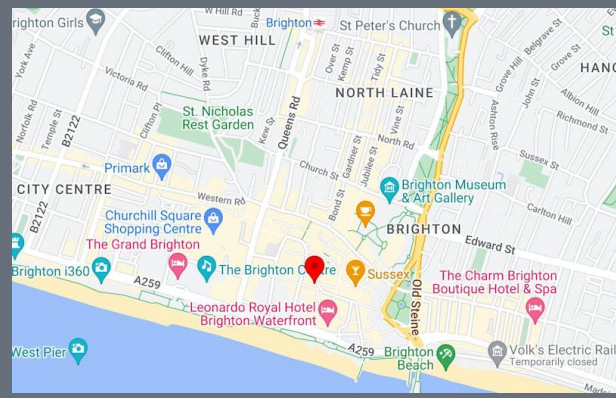
The property is available to let by way of a new full repairing and insuring lease for a minimum term of 5 years at a rental of £44,000 per annum exclusive of rates, VAT & all other outgoings payable quarterly in advance. Alternatively our client would consider a sale of the freehold for £645,000.

Rent Deposit

Subject to status a rent deposit will be required.

Anti Money Laundering

As in accordance with AML regulations the parties involved will be required to provide ID & proof of address.



Get in touch

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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 24/02/2025



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

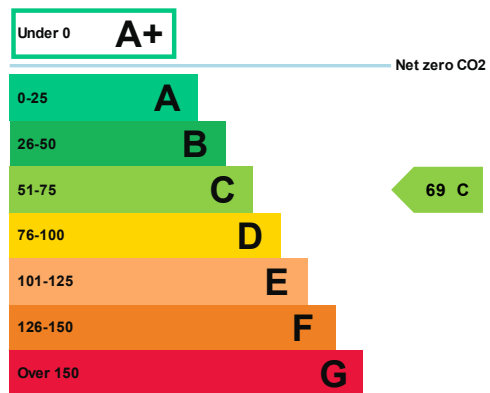
Properties can be let if they have an energy rating from A+ to E.

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

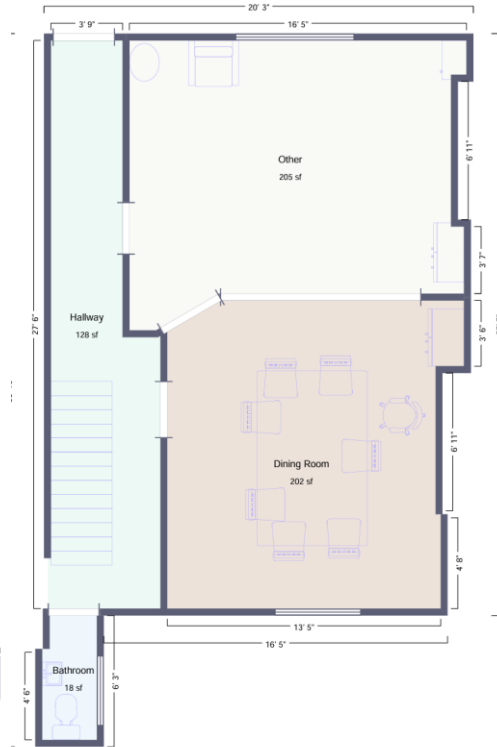
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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

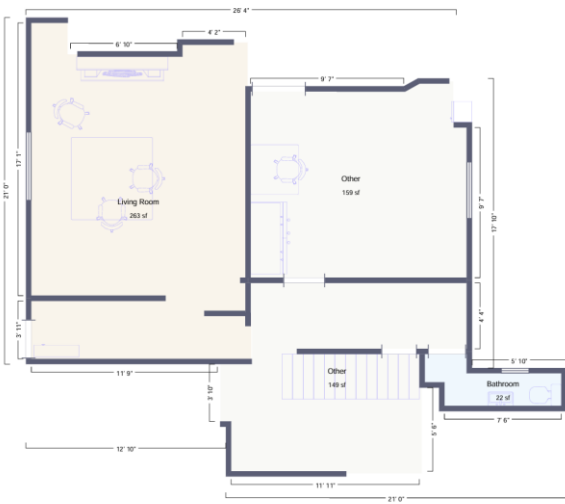
About this assessment

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

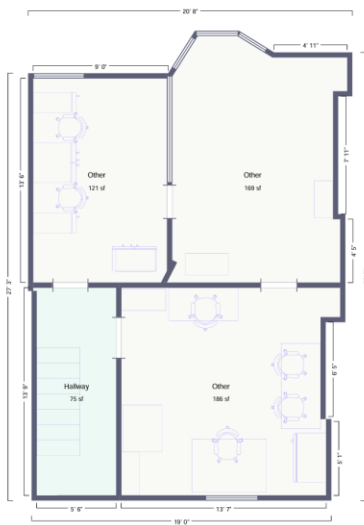
Ground floor, 11 Prince Albert Street
Approximately 553 sf total



Basement 11 Prince Albert Street
5 Nile St, Brighton, England
Approximately 593 sf total



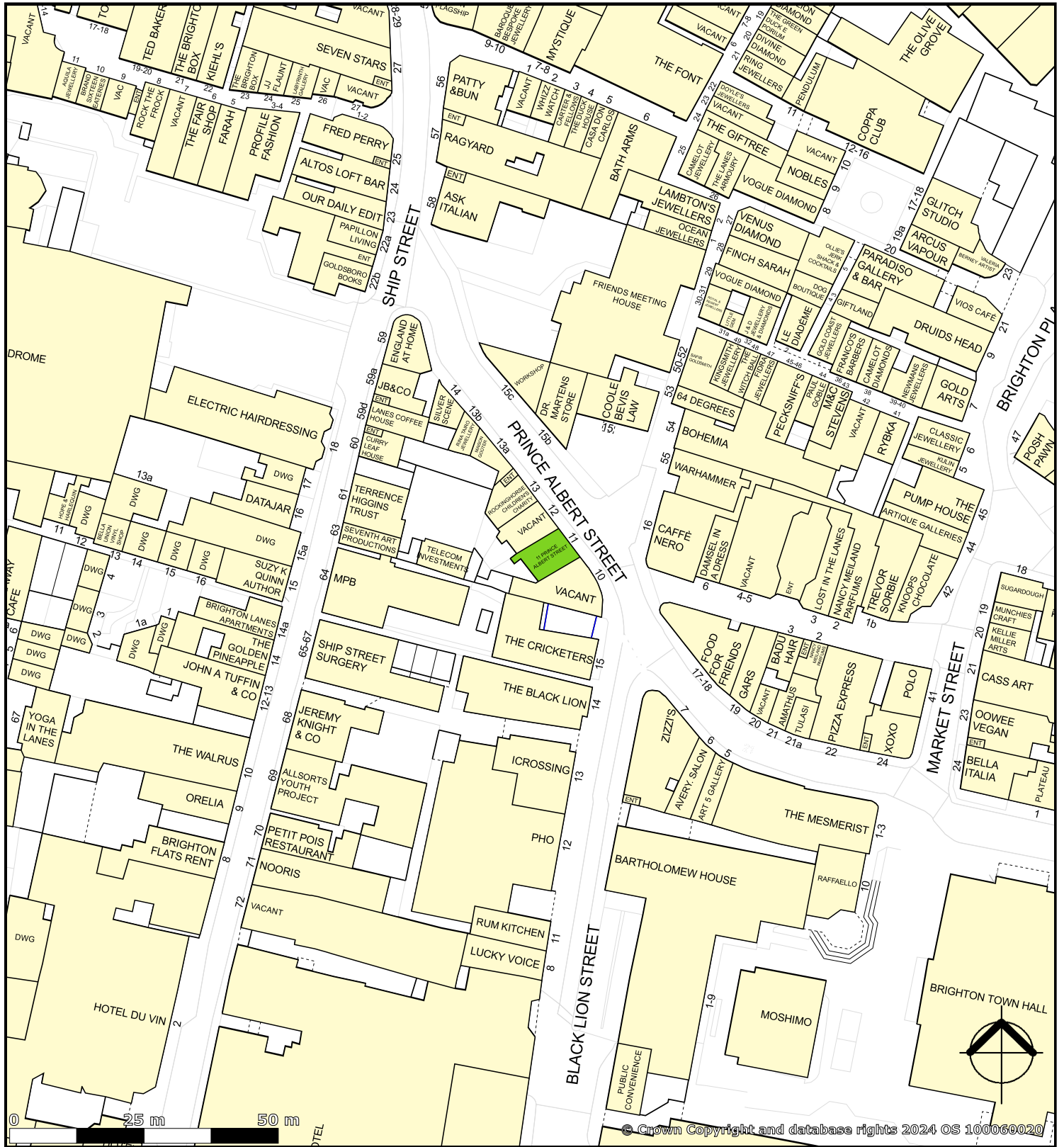
First floor 11 Prince Albert Street
11 Prince Albert St, Brighton, England
Approximately 552 sf total



Second floor 11 Prince Albert Street
11 Prince Albert St, Brighton, England
Approximately 549 sf total



11 Prince Albert Street, Brighton, BN1



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