



1st Floor Office Suite

18 Bond Street, Brighton, BN1 1RD

**SUPERB CHARACTER
OFFICES TO LET ON
FLEXIBLE TERMS IN BOND
STREET, BRIGHTON**

456 sq ft
(42.36 sq m)

- FLEXIBLE TERMS
- FANTASTIC NORTH LAINE LOCATION
- RECENTLY REFURBISHED
- CHARACTER BUILDING

1st Floor Office Suite, 18 Bond Street, Brighton, BN1 1RD

Summary

Available Size	456 sq ft
Rent	£1,400.00 per month inclusive of heating, electric & cleaning of the common areas exclusive of rates, VAT (where applicable) and coms all other outgoings
Business Rates	TBA
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (100)

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Northern Office	456	42.36
Total	456	42.36

Description

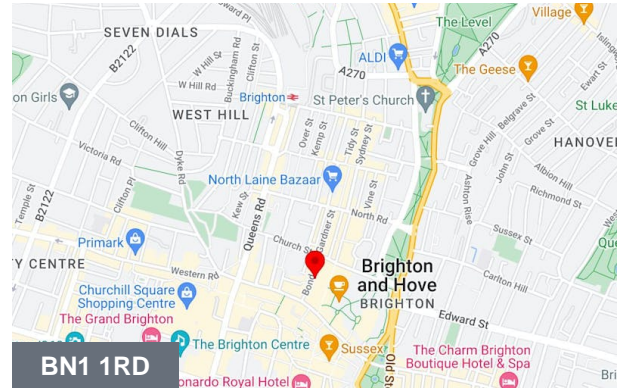
Fantastic 1st floor offices forming part of this outstanding building overlooking Bond Street. The space has recently been refurbished & benefits from features including LCD lighting, intercom, wood flooring, perimeter trunking & new wall mounted heaters are due to be installed shortly.

Location

Situated on the western side of Bond Street towards the northern end within the eclectic North Laine in Brighton City Centre. Nearby occupiers include Gresham Blake, Franco Manca, Five Guys, Pizza Express & Chilli Pickle.

Terms

Available by way of a new licence for a term of 1 year or longer by way of negotiation.



Viewing & Further Information



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Energy performance certificate (EPC)

17-18 Bond Street
BRIGHTON
BN1 1RD

Energy rating

D

Valid until:

19 January 2030

Certificate number:

2651-3039-0100-0500-6791

Property type	B1 Offices and Workshop businesses
Total floor area	795 square metres

Rules on letting this property

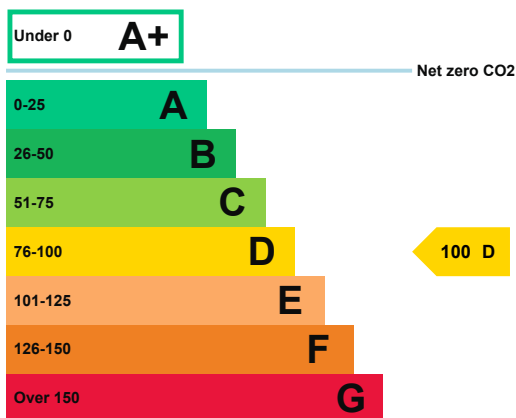
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

27 B

If typical of the existing stock

79 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	48.17
Primary energy use (kWh/m ² per year)	285

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0660-0540-5102-1399-7002\)](#).

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	Stuart Foster
Telephone	01273 458484
Email	info@skyline-epc.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/007985
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 January 2020
Date of certificate	20 January 2020

First floor, 18 Bond Street

18A Bond St, Brighton, England

Approximately 456 sf total

