



OFFICE TO LET

## 1ST FLOOR OFFICE SUITE

18 Bond Street, Brighton, BN1 1RD

SUPERB CHARACTER OFFICES TO LET ON  
FLEXIBLE TERMS IN BOND STREET, BRIGHTON  
£1,100 PCM INCLUSIVE OF HEATING & ELECTRIC  
456 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

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

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Northern Office	456	42.36
<b>Total</b>	<b>456</b>	<b>42.36</b>

## Description

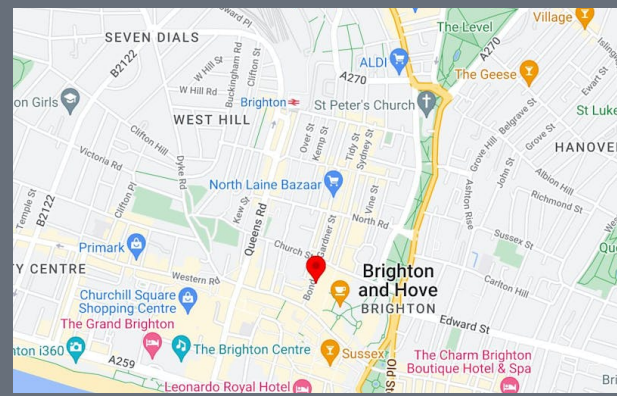
Fantastic 1st floor offices forming part of this outstanding building overlooking Bond Street. The space has recently been refurbished & benefits from features including LCD lighting, intercom, wood flooring, perimeter trunking & new wall mounted heaters are due to be installed shortly.

## 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. £1,100 PCM inclusive of heating, electric & cleaning of the common areas, exclusive of rates, VAT, (where applicable) coms & all other outgoings



## 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 25/07/2024.



# 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

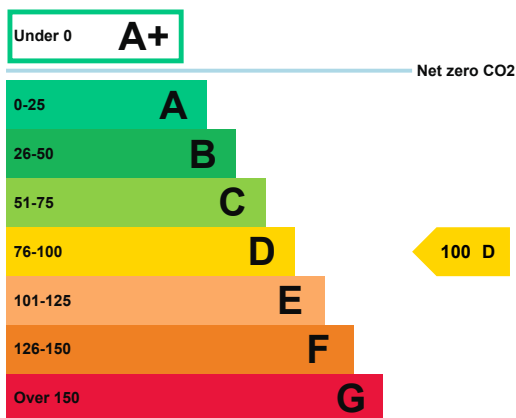
Properties can be let if they have an energy rating from A+ to E.

## 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 <sub>2</sub> /m <sup>2</sup> per year)	48.17
Primary energy use (kWh/m <sup>2</sup> 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	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

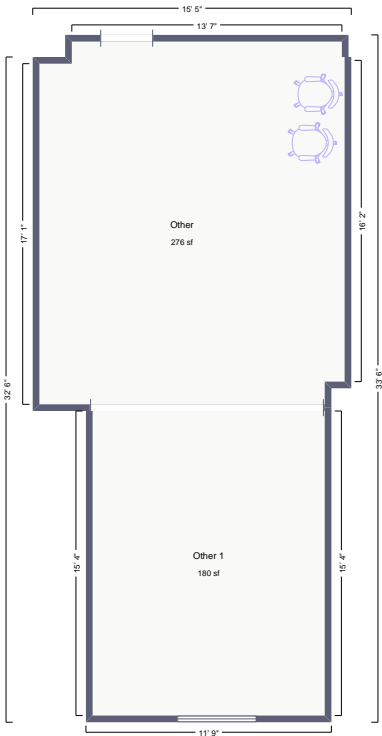
### About this assessment

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



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