



OFFICE TO LET

2-3 PAVILION BUILDINGS

Brighton, BN1 1EE

2ND FLOOR OFFICES TO LET WITHIN IMPRESSIVE BUILDING, OVERLOOKING PAVILION GARDENS -4 PARKING SPACES- £56745 PAX- INCENTIVES AVAILABLE

2,522 SQ FT

Eightfold
property

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

Summary

Available Size	2,522 sq ft
Rent	£56,745 per annum per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£24,950 per annum 1st April 2023
Rateable Value	£50,000
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Offices	2,252	209.22
Total	2,252	209.22

Description

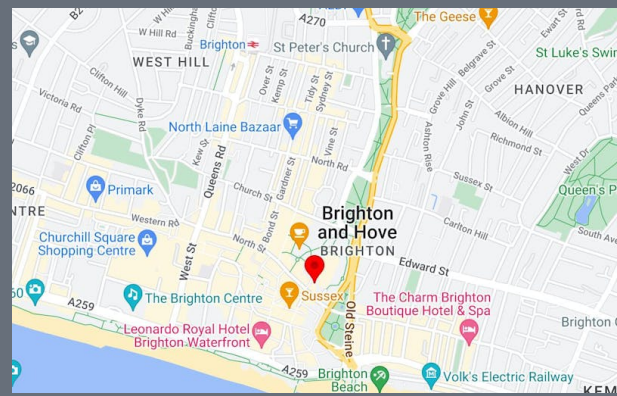
Forming part of this imposing & impressive building, these 2nd floor offices are accessed toward the northern end of the building on the eastern side close to the entrance to The Pavilion Gardens. Accessed via a communal lobby shared with the offices on the first floor the space can be accessed via the staircase. Within the office suite the space is made up of a number of rooms which includes a kitchen. The building does have a lift however we understand that this is not currently working & the landlord does not at present have plans to fix this for the time being.

Location

The property is situated in Pavilion Buildings, Brighton close to Castle Square, North Street & East Street in the main city center with great access to The Lanes, North Laine & Seafront, with attractions including the Royal Pavilion & Brighton/ Palace Pier. Nearby occupiers include All Bar One, Hotel Chocolat, Hobbs, Hugo Boss & Dishoom.

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 3 years. The lease will be outside of the landlord & tenant act 1954. A rent deposit of between 3 & 6 months may be required subject to status.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

2-3 Pavillion Buildings BRIGHTON BN1 1EE	Energy rating	Valid until: 6 May 2034
	C	Certificate number: 1561-6489-2914-8075-8139

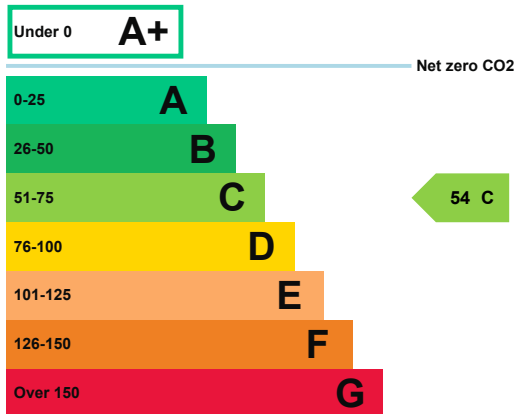
Property type	Offices and Workshop Businesses
Total floor area	1,567 square metres

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	21 A
If typical of the existing stock	86 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	27.17
Primary energy use (kWh/m ² per year)	202

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1118-4681-4925-2326-8428\)](/energy-certificate/1118-4681-4925-2326-8428).

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	Michele Di Iasio
Telephone	01865865403
Email	info@carbonprofile.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/021479
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Carbon Profile Limited
Employer address	Unit 2 Long Leys Farm Leys Road Oxford OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 April 2024
Date of certificate	7 May 2024

2nd Floor, 2-3 Pavilion Buildings, Brighton, BN1

