



OFFICE TO LET

## 2-3 PAVILION BUILDINGS

Brighton, BN1 1EE

2ND FLOOR OFFICES TO LET WITHIN IMPRESSIVE BUILDING, OVERLOOKING PAVILION GARDENS -4 PARKING SPACES- £56,745 PAX- INCENTIVES AVAILABLE

2,522 SQ FT

**Eightfold**  
property

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



# Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 2,522 sq ft  |
| <b>Rent</b>           | £56,745 per annum per annum exclusive of rates, VAT & all other outgoings  |
| <b>Rates Payable</b>  | £24,950 per annum<br>1st April 2023  |
| <b>Rateable Value</b> | £50,000  |
| <b>VAT</b>            | To be confirmed  |
| <b>Legal Fees</b>     | 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. |
| <b>EPC Rating</b>     | 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        |
| <b>Total</b>  | <b>2,252</b> | <b>209.22</b> |

## Description

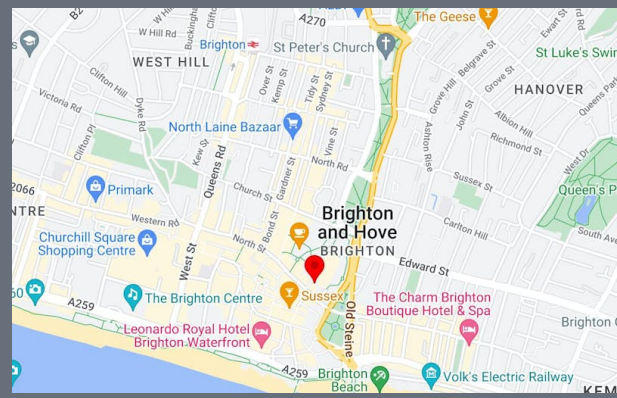
Forming part of this imposing & impressive building, these 2nd floor offices are accessed toward the northern end of the building on the eastern side close to the entrance to The Pavilion Gardens. Accessed via a communal lobby shared with the offices on the first floor the space can be accessed via the 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

**Jack Bree**

01273 672999  
jack@eightfold.agency

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

### 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)

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

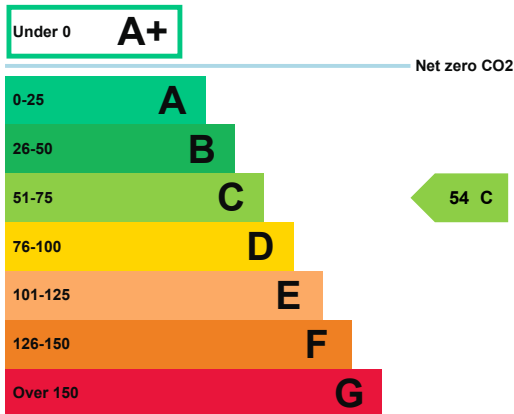
|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 1,567 square metres             |

## 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                   | <b>21 A</b> |
| If typical of the existing stock | <b>86 D</b> |

## Breakdown of this property's energy performance

|   |                  |
|---|------------------|
| Main heating fuel   | Natural Gas      |
| Building environment  | Air Conditioning |
| Assessment level  | 4                |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 27.17            |
| Primary energy use (kWh/m <sup>2</sup> 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           | <a href="mailto:info@carbonprofile.co.uk">info@carbonprofile.co.uk</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/021479   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### 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

