



HEALTHCARE / OFFICE TO LET

169 PRESTON ROAD

Brighton, BN1 6AG

Impressive detached period Class E Office building
with parking overlooking Preston Park.

2,056 SQ FT

Eightfold
property

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

Summary

Available Size	2,056 sq ft
Rent	£30,000 per annum exclusive of rates, VAT & all other outgoings
Business Rates	To be Re-assessed
Car Parking	Up to 4 car parking spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

An Impressive detached period building situated at a raised level overlooking Preston Park. The property is arranged as a number of individual office suites over ground & first floor with further basement storage. There is a Kitchen at 1st floor along with WC's whilst there is an outside area to the rear along with a terrace & garden at the front. In addition the property has up to 4 parking spaces.

Location

The property is situated on the western side of Preston Road (A23) overlooking Preston Park. The main access road into Brighton City Centre the property excellent access both in & out of the city as well as being in close proximity to trains at Preston Park, Brighton & London Road.

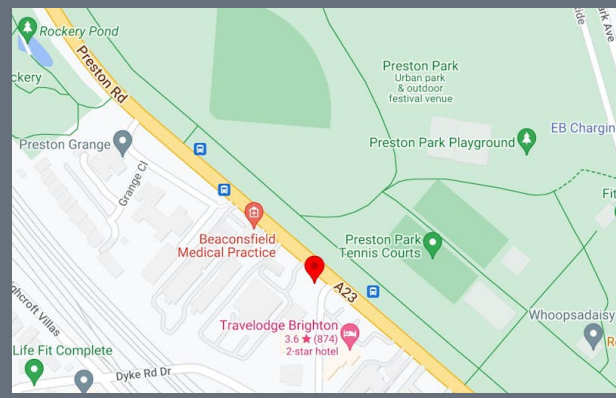
Accommodation

The Property consists a detached period bay fronted office building on two floors

Name	sq ft	sq m
Ground - Office	957	88.91
1st - Office	843	78.32
Basement - Storage	256	23.78
Total	2,056	191.01

Terms

Available by way of a new full repairing & insuring lease for a term to be agreed for a minimum term of 5 years. A rent deposit will be required with the amount to be determined subject to status.



Get in touch

Jack Bree

01273 672999

jack@eightfold.agency

Max Pollock

01273 672999 | 07764 794936

max@eightfold.agency

James Bryant (SHW)

01273 876252 | 07947 373875

jbryant@shw.co.uk

Jasmine Dean-Milward (SHW)

01273 876233 | 07918 790978

jdean-milward@shw.co.uk

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)

169 Preston Road BRIGHTON BN1 6AG	Energy rating	Valid until: 30 October 2032
	E	Certificate number: 0534-1953-3643-5820-1884

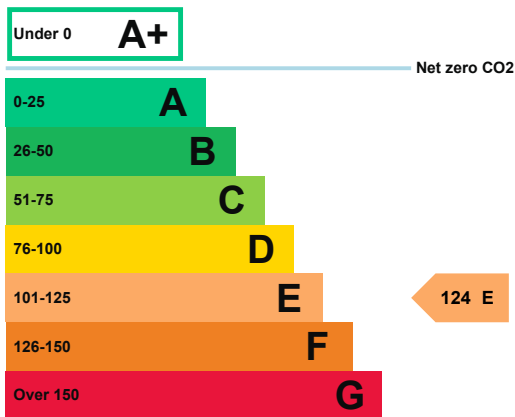
Property type	Retail/Financial and Professional Services
Total floor area	286 square metres

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 E.



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	23 A
If typical of the existing stock	93 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)	50.97
Primary energy use (kWh/m ² per year)	311

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6292-9588-8411-6308-6261\)](/energy-certificate/6292-9588-8411-6308-6261).

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	01273458484
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 Ltd
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	8 September 2022
Date of certificate	31 October 2022

