



OFFICE TO LET

CORONATION STUDIOS

104 North Road, Brighton, BN1 1YE

TRULY UNIQUE CHARACTER OFFICES TO LET IN
BRIGHTON CITY CENTRE CONSTRUCTED IN 2001

525 SQ FT

Eightfold
property

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

Summary

Available Size	525 sq ft
Rent	£17,500 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£3,093.80 per annum As the rateable value is below the threshold subject to conditions the occupiers could qualify for 100% small business rate relief.
Rateable Value	£6,200
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided
EPC Rating	C (52)

Description

A truly unique office building that was constructed in 2001 on the site of a former cinema known as the Coronation Picture House. When constructed it was designed to replicate the former cinema entrance & was then occupied for a period by the architect who designed it. The ground floor comprises an open plan space with a kitchen to the rear, whilst a floating staircase then leads the way to another open plan workspace at 1st floor level where WC & shower room are also located. In addition other features include security shutters on the front of the building. The space is currently being refurbished ready for a new occupier.

Location

The property is situated on the Northern side of North Road towards the eastern end close to its Junction with Marlborough Place & The Steine Gardens. Situated in within the popular North Laine Area, the property is in a fantastic location with an array of attractions & things to do. Nearby occupiers include Tutto, Bills, Chilli Pickle, Pure Gym, La Choza & Pizza Express, whilst The Seafront & Brighton Station are also only a short walk away.

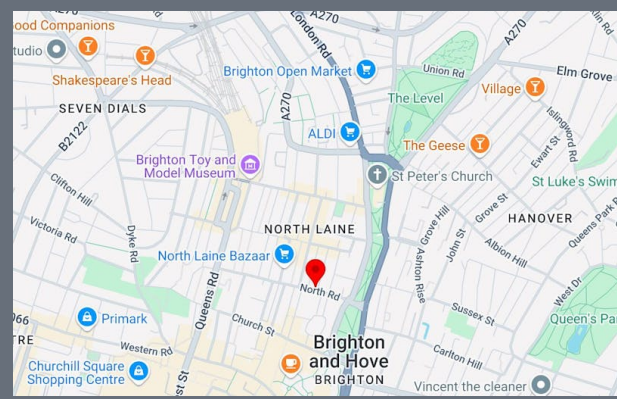
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office	202	18.77
Ground - Kitchen	61	5.67
1st - Office	229	21.27
1st - Shower room	33	3.07
Total	525	48.78

Terms

Available by way of a new Full repairing & insuring lease for a minimum term of 5 years. Subject to status a rent deposit will be required. The lease will be excluded from the 1954 Landlord & tenant act sections 24-28.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Eightfold Property

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Energy performance certificate (EPC)

104 North Road BRIGHTON BN1 1YE	Energy rating	Valid until: 11 September 2034
	C	Certificate number: 9877-2900-8769-3724-4564

Property type	Retail/Financial and Professional Services
Total floor area	58 square metres

Rules on letting this property

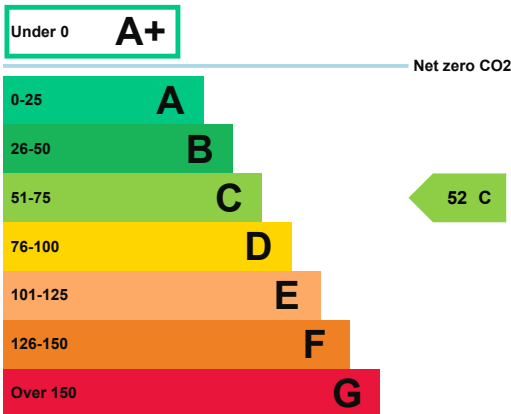
Properties can be let if they have an energy rating from A+ to E.

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	22 A
If typical of the existing stock	88 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)	41.12
Primary energy use (kWh/m ² per year)	254

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3947-7888-9404-8216-6835\)](/energy-certificate/3947-7888-9404-8216-6835).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Contacting the accreditation scheme

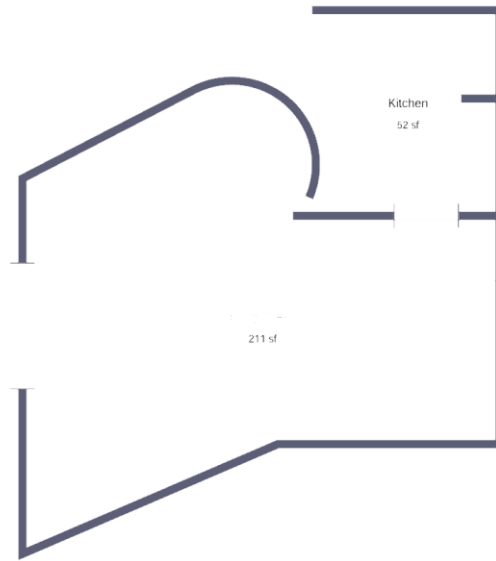
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

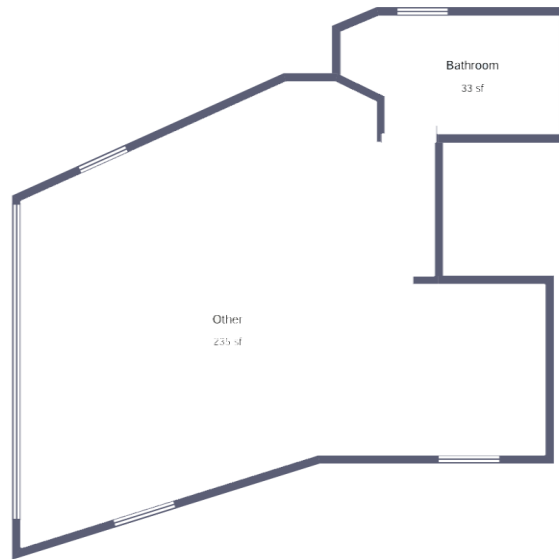
About this assessment

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	23 August 2024
Date of certificate	12 September 2024

Ground Floor



1st Floor



Coronation Studios, 104 North Road, Brighton, BN1

