



OFFICE TO LET

## 3RD FLOOR OFFICES

2 Bartholomews, Brighton, BN1 1HG

Modern City Centre Offices To Let With 4 Parking  
Spaces

5,141 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	5,141 sq ft
<b>Rent</b>	£128,525 per annum exclusive of rates, service charge VAT & all other outgoings
<b>Business Rates</b>	To be advised
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of the costs of the building.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (71)

## Description

An impressive office space situated on the 3rd floor of this imposing 5 storey building that can be accessed via stairs or lift via the recently refurbished reception area.

The space is predominately open plan with a split level & also has several rooms at either end that have been created for use as either meeting rooms or more private office space. Features within the space include Air Conditioning, Central Heating, Kitchenette, Raised Floors, Views of The Lanes, Catt II lighting & Carpets. In Addition the space has 4 parking spaces in a secure underground carpark

## Location

Situated on the 3rd floor above The East Street Arcade in Brighton's Lanes area. A superb location that provides great access to the city centre with the Seafont, Lanes, North Laine, Churchill Square, Shopping Centre & Brighton Station all a short walk away. Nearby occupiers include Molton Brown, Space NK, All Saints, Hugo Boss, Giggling Squid, Dishoom & The Breakfast Club

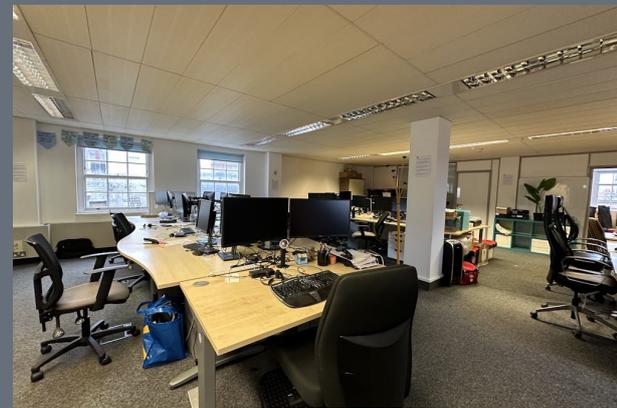
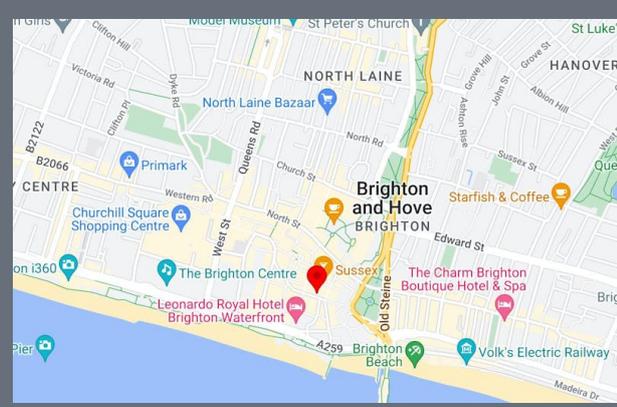
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
3rd - 3rd Floor	5,141	477.61
<b>Total</b>	<b>5,141</b>	<b>477.61</b>

## Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term to be agreed.



## Get in touch

**Max Pollock**

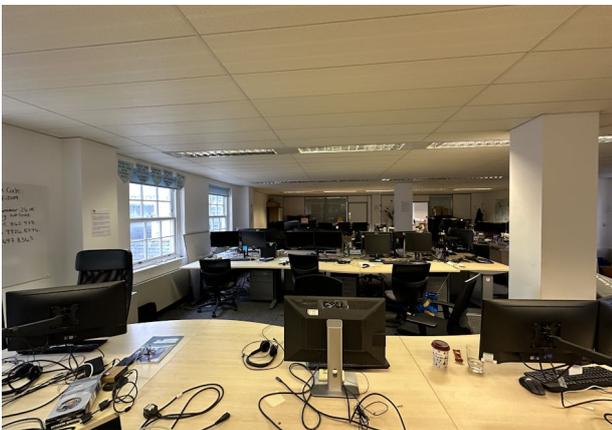
01273 672999 | 07764 794936  
max@eightfold.agency

**Jack Bree**

01273 672999  
jack@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 26/03/2025



# Energy performance certificate (EPC)

I C P Search 2 Bartholomews BRIGHTON BN1 1HG	Energy rating <b>C</b>	Valid until: <b>10 May 2028</b> <hr/> Certificate number: <b>0040-9927-0388-4730-5010</b>
---	---------------------------	--

Property type	B1 Offices and Workshop businesses
Total floor area	343 square metres

## Rules on letting this property

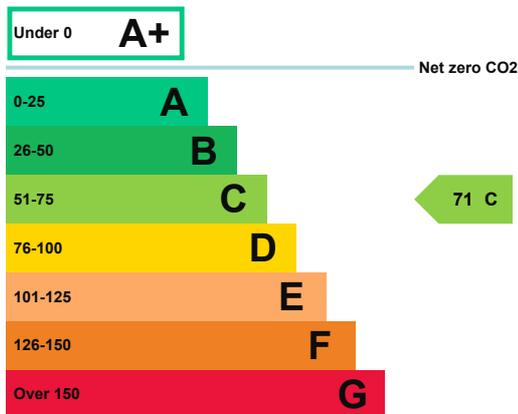
Properties can be let if they have an energy rating from A+ to E.

## 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

25 A

If typical of the existing stock

72 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	56.78
Primary energy use (kWh/m <sup>2</sup> per year)	332

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9941-4034-0288-0500-7701\)](#).

## 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	Uruj Chanan
Telephone	0800 999 8264
Email	<a href="mailto:uruj.chanan@gmail.com">uruj.chanan@gmail.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	Quidos Limited
Assessor's ID	QUID205385
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 April 2018
Date of certificate	11 May 2018

4th floor, 2 Bartholomews, Brighton, BN1

