



OFFICE TO LET

## 2ND FLOOR OFFICES, 2 BARTHOLOMEWS

Brighton, BN1 1HG

LARGE CITY CENTRE OFFICES TO LET- AVAILABLE  
JULY 2025

6,981 SQ FT

**Eightfold**  
property

Tel: 01273 672 999

Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

<b>Available Size</b>	6,981 sq ft
<b>Rent</b>	£188,487 per annum exclusive of rates, service charge VAT & all other outgoings
<b>Rates Payable</b>	£50,399 per annum
<b>Rateable Value</b>	£101,000
<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>	B (49)

## Description

Located on the 2nd floor of an imposing 5-storey building, this impressive office space is accessible via both stairs and a lift through a recently refurbished reception area. The layout is predominantly open-plan with a split-level design and includes several rooms at either end, ideal for use as private offices or meeting rooms. Key features of the space include air conditioning, shower facilities, bike storage, central heating, a kitchenette, raised floors, CAT II lighting, carpets, and scenic views of The Lanes.

## Location

Situated on the 2nd floor above The East Street Arcade in Brighton's Lanes area. A superb location that provides great access to the city centre with the Seafront, 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

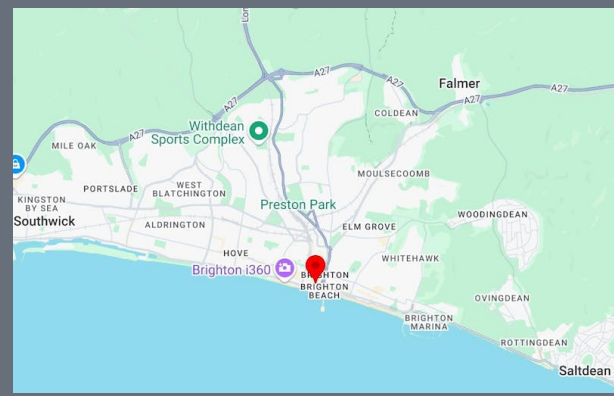
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	6,981	648.56

## 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**

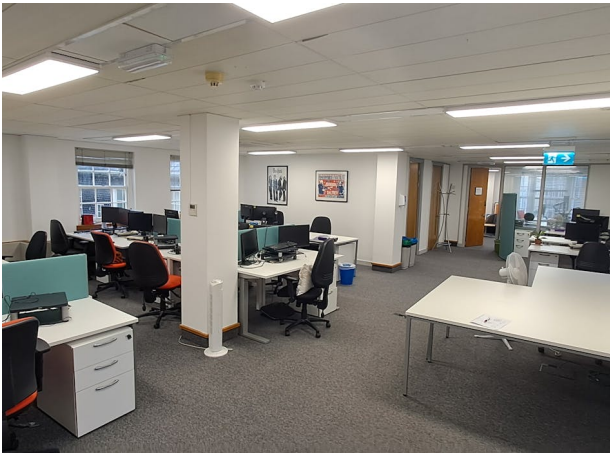
01273 672999 | 07764 794936  
max@eightfold.agency

**Jack Bree**

01273 672999  
jack@eightfold.agency

## Eightfold Property

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# Energy performance certificate (EPC)

Second Floor 2 Bartholomews BRIGHTON BN1 1HG	Energy rating	Valid until:	10 November 2034
	<b>B</b>	Certificate number:	9092-0202-8304-6312-2704

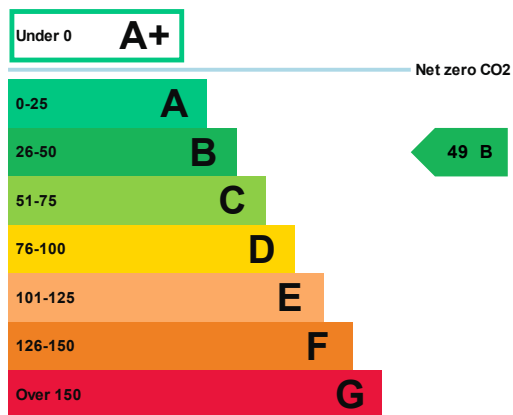
Property type	Offices and Workshop Businesses
Total floor area	799 square metres

## 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 B.



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

0 A

If typical of the existing stock

55 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.76
Primary energy use (kWh/m <sup>2</sup> per year)	108

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2060-4219-8040-7292-3205\)](/energy-certificate/2060-4219-8040-7292-3205).

## 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	Becky Cheney
Telephone	07967381384
Email	<a href="mailto:beckycheney1@gmail.com">beckycheney1@gmail.com</a>

### Contacting the accreditation scheme

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

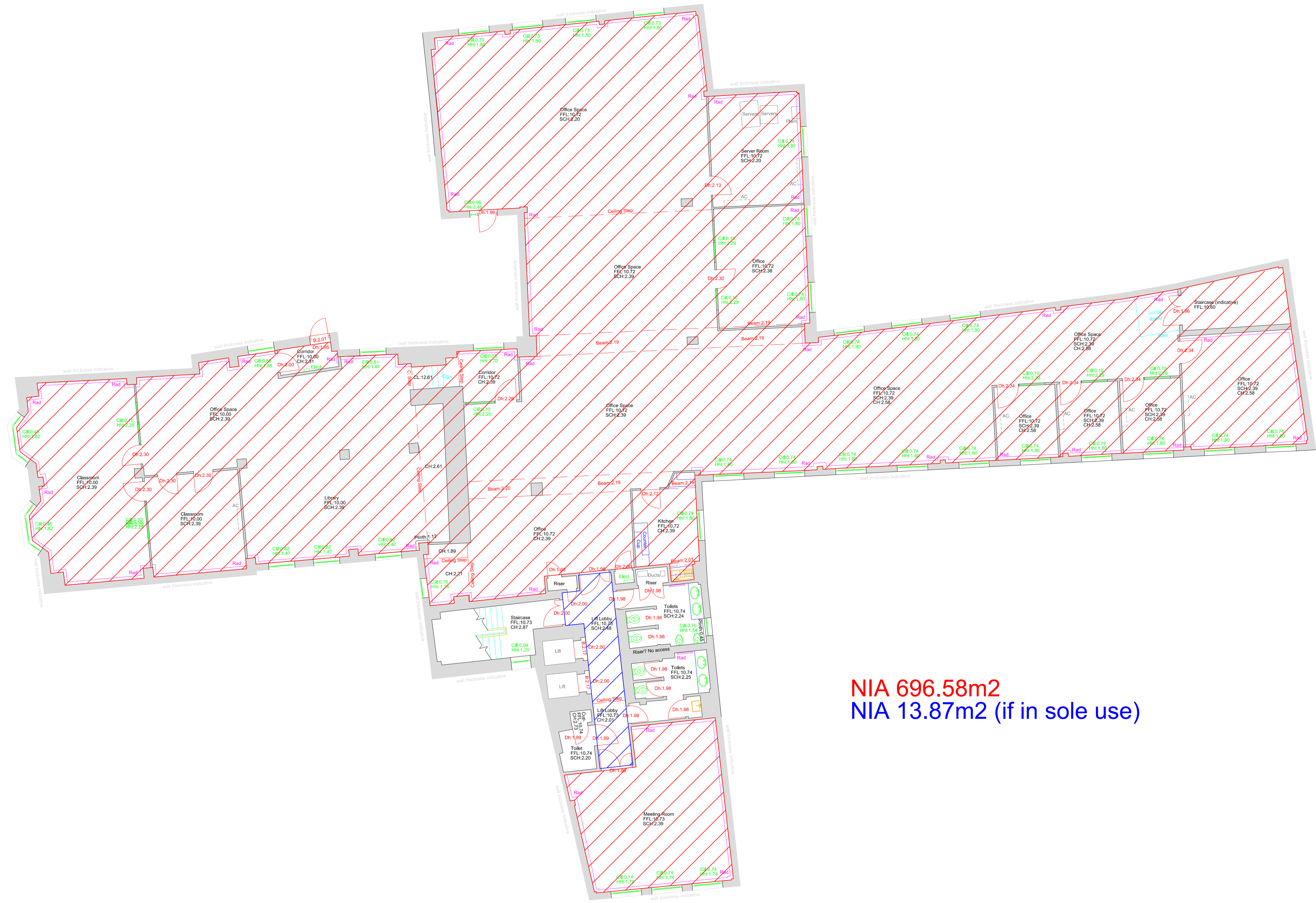
Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

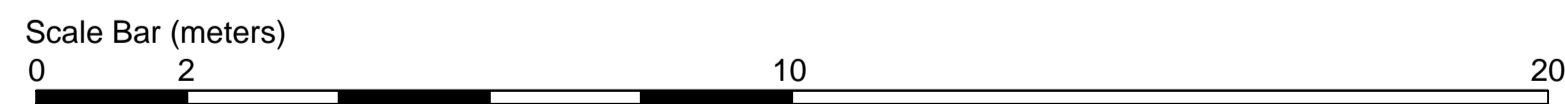
Employer	Go Energy Assess Ltd
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 November 2024
Date of certificate	11 November 2024

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NIA 696.58m<sup>2</sup>  
 NIA 13.87m<sup>2</sup> (if in sole use)



**NOTES**  
 SURVEY IS BASED ON LOCAL GRID SYSTEM

**LAYER INFORMATION**

Beam	EMPT
Beamline	Overhead beams, joist, roof elements ect.
Door	Element showing outline
Door and window lines	Door and window lines
Furniture	Furniture
Gully	Drainage and waste water gullies
Grid	Grid
Horizontal	Floor horizontal
Kitchen	Kitchen appliances and fixtures
Mezz	Mezzanine
Plant	Plant structures
Radiators	Significant ventilation and plant installation
Roofline	Roof structure
Sanitary	Sanitary
Services	Significant utility services
Skirting	Skirting
Spot levels	Spot levels
Stair	Stair
Wall hatching	Wall hatching
Wall sections	Wall sections
Windows	Windows

**Line types and Symbols**

Building Lines	100.40	Metal	Spotlevel	Soffit
Rooflines		Windows		Beams
Wall Lines		Doors		Skylights
Wall Hatching		Radiator		Ceiling Slope
Furniture		Sanitary		Plinths / Platforms
Kitchen Fixtures				Stairs
Plant				
Gully				
Fence				
Steps				

Control Stations	Orientation

Rev.	Date	Description

Client	Stickland Wright
Drawing Title	Second Floor Plan (NIA Plan)
Job Title	2 Bartholomews, Brighton
Scale	1:100 @ A1
Date	27/03/24
Drawn	SE
Checked	SE
Job No.	011 04 24
Drawing No.	002
Rev.	



2nd Floor, 2 Bartholomews, Brighton, BN1

