



HEALTHCARE / OFFICE / OTHER - HEALTH / NURSERY / CHURCH / EDUCATION / RETAIL TO LET

## THE GINGER BEER FACTORY

6-7 Gloucester Street, Brighton, BN1 4EW

THE GINGER BEER FACTORY- Some of Brighton's coolest office space available to let in the bohemian North Laine- WITH 2 PARKING SPACES!

1,529 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	1,529 sq ft
<b>Rent</b>	£43,500 per annum per annum exclusive of rates, VAT, service charge & all other outgoings
<b>Business Rates</b>	TBA
<b>Service Charge</b>	A service charge is payable please ask for further details.
<b>Car Parking</b>	The terms make provision for 1 car parking space adjacent to the property & a 2nd a short walk away
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees
<b>EPC Rating</b>	C (70)

## Description

A former ginger beer factory that have been converted to create a fantastic creative office environment. Accessed from Gloucester Street in the funky North Laine area the property comprises great space with features including, exposed brickwork, wood flooring, feature metalwork, gas central heating, roof terrace, parking for 2 cars & stable doors.

## Location

Situated on the southern side of Gloucester Street which runs east from Sydney Street to Gloucester Place & parallel with Trafalgar Street & Gloucester Road. Nearby Occupiers include renowned restaurant Tutto in addition to The North Laine Brewhouse, The Pond, Bill's, Gail's Bakery, Mange Tout, Fatto a Mano & a host of other great independent operators. Brighton Station is a short walk away as is Brighton Seafront along with the Valley Gardens where extensive improvement works have been & are being carried out.

## Accommodation

The accommodation comprises of the following

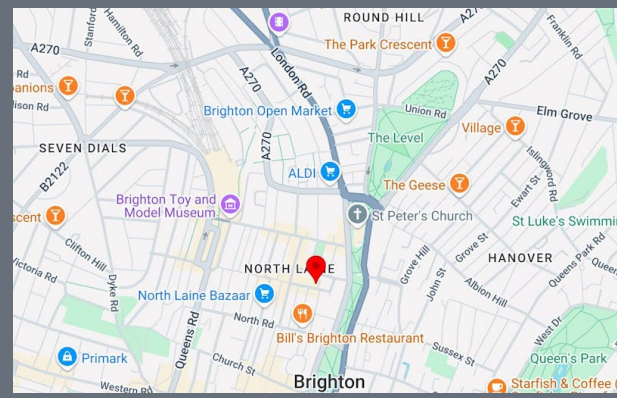
Name	sq ft	sq m
Ground - Offices	1,150	106.84
1st - Offices	379	35.21
<b>Total</b>	<b>1,529</b>	<b>142.05</b>

## Terms

Available by way of a new effective full repairing & insuring lease for minimum term of 5 years. A minimum rent deposit of 3 months rent will be required, however a larger deposit may be required subject to status.

## AML

Relevant ID & proof of address will be required by tenants in order to comply with AML regulations. Where the tenant is a company the same will be required for shareholders with a 25% holding or greater.



## 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 02/02/2025



# Energy performance certificate (EPC)

The Ginger Beer Factory 6-7 Gloucester Street BRIGHTON BN1 4EW	Energy rating <b>C</b>	Valid until: <b>17 November 2026</b> Certificate number: <b>0270-0936-3479-9709-9092</b>
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Property type **B1 Offices and Workshop businesses**

Total floor area **307 square metres**

## Rules on letting this property

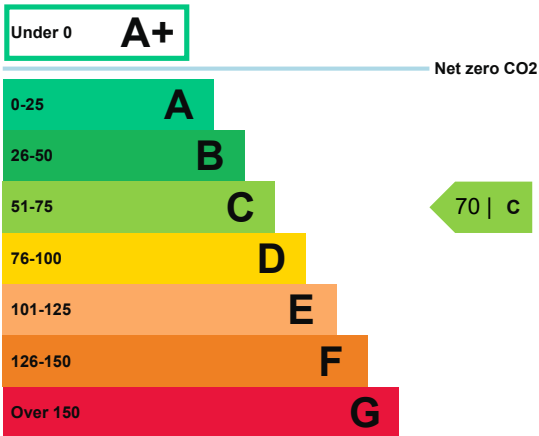
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built **31 | B**

If typical of the existing stock **91 | D**

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	44.62
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0999-0993-7740-2490-7603\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	John Hole
Telephone	01273 321864
Email	<a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015102
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

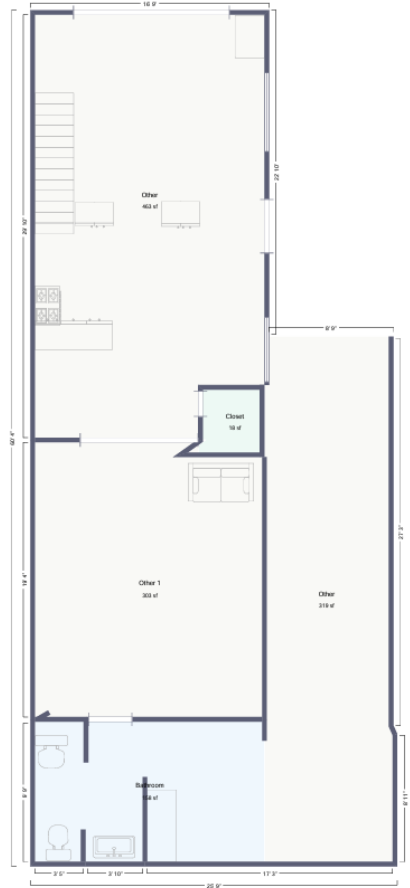
Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	2 November 2016
Date of certificate	18 November 2016

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6 Gloucester Street, Brighton

Not to scale & for indicative purposes only

**Ground floor**



**1st Floor**

