



OFFICE TO LET

## **NORTH EAST SUITE, 5TH FLOOR**

Tower Point, 44 North Road, Brighton, BN1 1YR

**OFFICE SUITE WITH OUTSTANDING VIEWS IN  
CENTRAL BRIGHTON**

2,130 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	2,130 sq ft
<b>Rent</b>	£59,640 per annum Per annum exclusive of rates VAT & all other outgoings
<b>Rates Payable</b>	£17,839.25 per annum Based on the 2023 valuation.
<b>Rateable Value</b>	£35,750
<b>Service Charge</b>	TBA
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	C (69)

## Description

Tower Point is an impressive tower block in central Brighton comprising offices, a multi storey car park & gym. The spaces available are located on the Northeast wing of both of the 5th floor. The space comprises a large open plan office suite with 2, glass partitions meeting rooms and a kitchen.

## Location

The property is situated in a highly convenient position on North Road which junctions with Queens Road where Brighton Mainline Station is situated & is a short walk away. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes of Boho Gelato, Chilli Pickle, Gresham Blake & Bill's. Forming part of the building is an multi storey car park, whilst beneath is a Pure Gym, whilst other nearby occupiers include Komedia, Sainsbury's Local, Tesco Express & Starbucks.

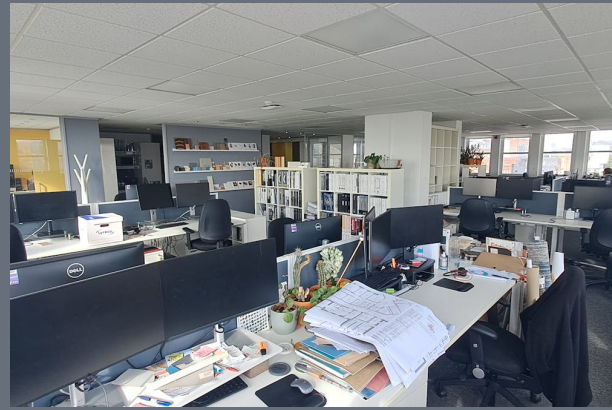
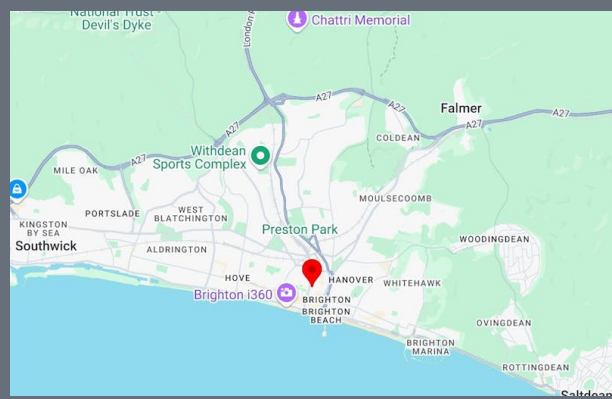
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
5th - North East Suite	2,130	197.88
<b>Total</b>	<b>2,130</b>	<b>197.88</b>

## Terms

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



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

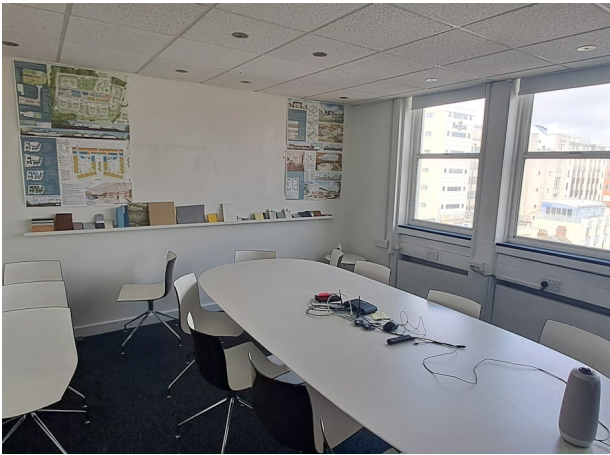
01273 672999 | 07935 901 877  
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## Eightfold Property

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# Energy performance certificate (EPC)

Fifth Floor Suite Ne Towerpoint 44 North Road BRIGHTON BN1 1YR	Energy rating	Valid until:	1 August 2033
	<b>C</b>	Certificate number:	2040-3023-2070-2204-5225

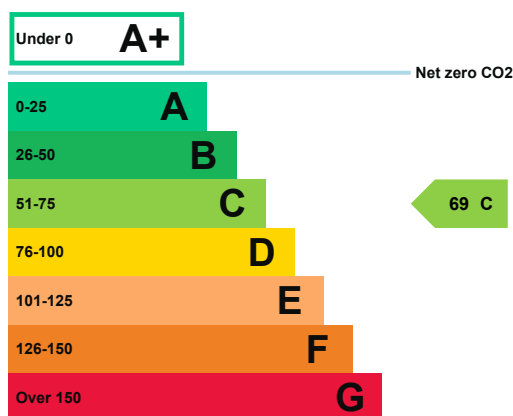
Property type	Offices and Workshop Businesses
Total floor area	190 square metres

## 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

0 A

If typical of the existing stock

50 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	16.05
Primary energy use (kWh/m <sup>2</sup> per year)	169

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0504-2247-4002-0223-2206\)](/energy-certificate/0504-2247-4002-0223-2206).

## 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	Rebecca 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
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	25 July 2023
Date of certificate	2 August 2023

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Tower Point, 44 North Road, Brighton, BN1

