



OFFICE TO LET

TOWER POINT

44 North Road, Brighton, BN1 1YR

OUTSTANDING CITY CENTRE OFFICE BUILDING
WITH ADDITIONAL ROOFTOP LEISURE/
RESTAURANT OPPORTUNITY - FROM £28 PER SQ
FT

2,130 TO 50,740 SQ FT

Eightfold
property

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

Summary

| | |
|-----------------------|--|
| Available Size | 2,130 to 50,740 sq ft |
| Rent | £28 per sq ft exclusive of rates, service charge, VAT & all other outgoings. |
| Business Rates | N/A |
| Service Charge | A service charge will be payable based on a fair proportion of expenditure to the building |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

Tower point is an imposing office tower located in central Brighton between Brighton Station, the city centre & the seafront. Opportunities in the building include a rooftop restaurant opportunity in addition to an array of office suites available with outstanding views across the city. The building benefits from 2 passenger lifts, shower facilities & a public pay car park & Pure Gym below.

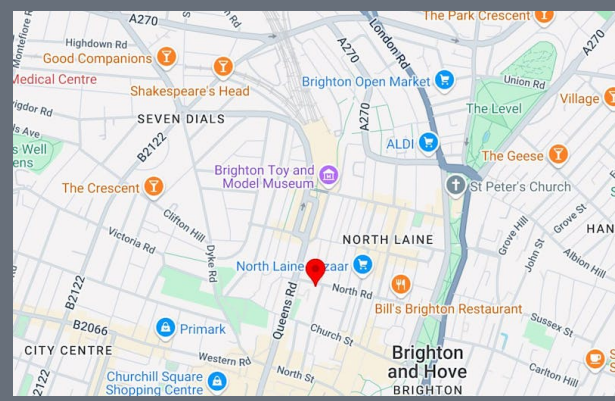
Location

Tower point is situated on the southern side of North Road & western side of Spring Gardens, just to the east of North Road's junction with queens Road. Brighton Railway Station is situated just north of the subject property with Churchill Square and the seafront to the south. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes of Gelato Gusto, Pizza Express, 5 Guys, Gresham Blake and Bill's. Other nearby occupiers include Pure Gym, Komedia, Sainsbury's Local, Tesco Express and Starbucks.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Availability |
|--------------------------|--------|--------|-----------------|--------------|
| 3rd - North East Suite | 2,130 | 197.88 | £59,640 /annum | Available |
| 3rd - North West Suite | 2,460 | 228.54 | £68,880 /annum | Available |
| 3rd - South Suite | 5,800 | 538.84 | £162,400 /annum | Available |
| 4th - North East Suite | 2,130 | 197.88 | £59,640 /annum | Available |
| 4th - North West Suite | 2,460 | 228.54 | £68,880 /annum | Available |
| 4th - South Suite | 5,800 | 538.84 | £162,400 /annum | Available |
| 5th - North East Suite | 2,130 | 197.88 | £59,640 /annum | Available |
| 5th - North West Suite | 2,460 | 228.54 | £68,880 /annum | Available |
| 5th - South Suite | 5,800 | 538.84 | £162,400 /annum | Available |
| 6th - North East Suite | 2,130 | 197.88 | £59,640 /annum | Available |
| 6th - North West Suite | 2,460 | 228.54 | £68,880 /annum | Available |
| 6th - South Suite | 5,800 | 538.84 | £162,400 /annum | Available |
| 7th - North East Wing | 2,130 | 197.88 | £59,640 /annum | Available |
| 7th - North West Wing | 2,460 | 228.54 | £68,880 /annum | Available |
| 7th - Rooftop Restaurant | 10,390 | 965.26 | £137,700 /annum | Available |
| 8th - North East suite | 2,130 | 197.88 | £59,640 /annum | Available |



Get in touch

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Eightfold Property

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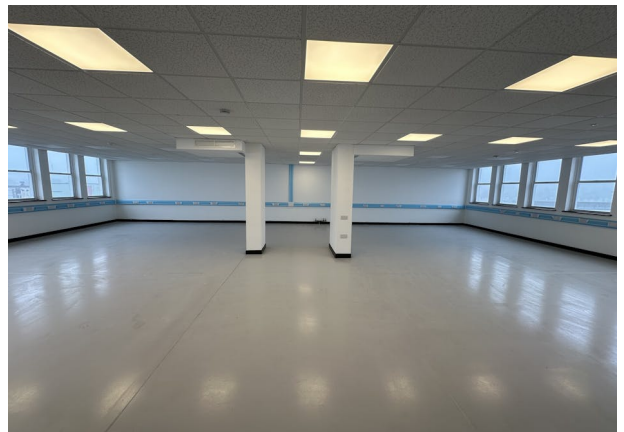
| Name | sq ft | sq m | Rent | Availability |
|------------------------|---------------|-----------------|----------------|--------------|
| 8th - North West Suite | 2,460 | 228.54 | £68,880 /annum | Available |
| Total | 61,130 | 5,679.14 | | |

Terms

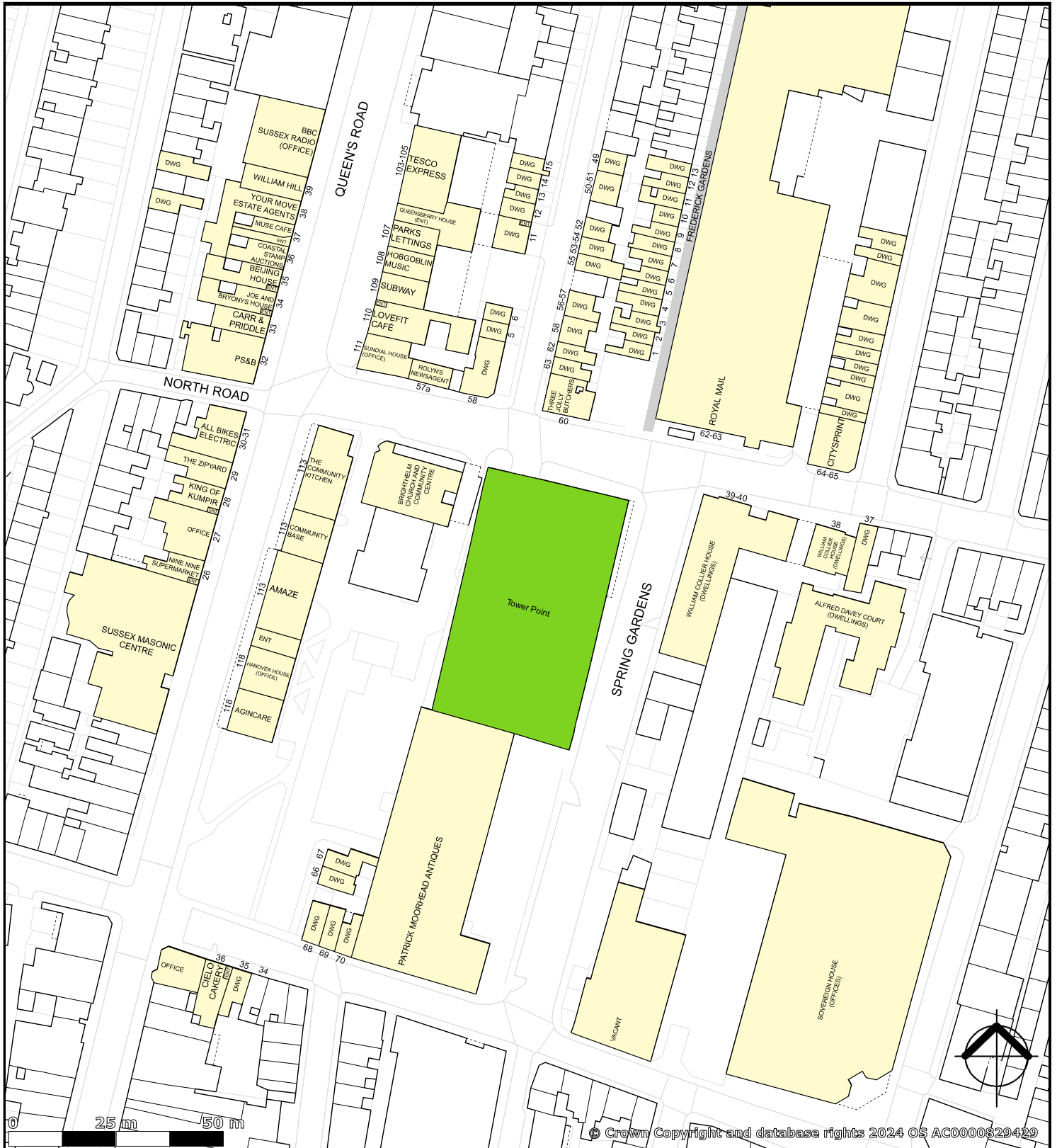
Available by way of a new effective full repairing & insuring leases for a minimum term of 5 years.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations.



Tower Point, 44 North Road, Brighton, BN1



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