



OFFICE / RETAIL TO LET

## 99 PRESTON DROVE

Brighton, BN1 6LD

RECENTLY REFURBISHED GROUND FLOOR SHOP/  
OFFICE TO LET IN DESIRABLE FIVEWAYS  
LOCATION

280 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	280 sq ft
<b>Rent</b>	£12,750 per annum exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£13.10 per annum Based on the 2026 valuation from April. However this property should qualify for 100% small business rate relief subject to conditions.
<b>Rateable Value</b>	£9,600
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of shared costs for the building.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. An unconditional undertaking or payment to be made prior to release of documents.
<b>EPC Rating</b>	C (73)

## Description

The property comprises a well finished ground floor office or shop unit. Following a development of the entire building the landlord also refurbished the ground floor space as part of the project & has done so to a high standard with features including a zoom room & kitchen in addition to a desirable working space that can be utilised as either an office, shop or treatment rooms subject to required consents.

## Location

Situated mid way up Preston Drove on the northern side the property is close to both Preston Park & Fiveways, surrounded by a high density of residential dwellings & also close to desirable schools. Both Preston Park & London Road train stations are within walking distance whilst an array of bus routes service the area. Whilst access to Brighton city centre is easy, the location benefits from great access to both the A23 & A27.

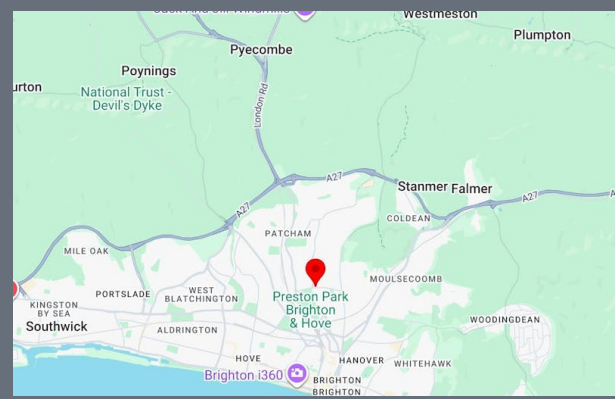
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop/ Office	280	26.01
<b>Total</b>	<b>280</b>	<b>26.01</b>

## Terms

Available to let on a new effective full repairing & insuring lease for a minimum term of 5 years. A 6 month rent deposit will be required subject to status.



## Get in touch

**Max Pollock**

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max@eightfold.agency

**James Hawley**

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## 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 19/03/2026



# Energy performance certificate (EPC)

99 Preston Drive  
BRIGHTON  
BN1 6LD

Energy rating

C

Valid until: 15 June 2033

Certificate number: 7214-0941-1782-9978-3360

Property type Offices and Workshop Businesses

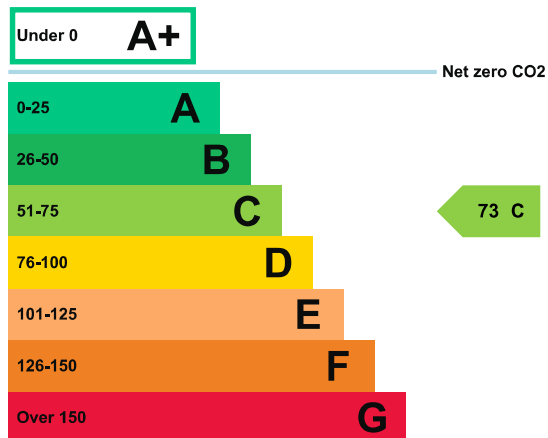
Total floor area 31 square metres

## 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

62 C

## 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)	15.76
Primary energy use (kWh/m <sup>2</sup> per year)	166

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7157-6893-0834-1076-7984\)](#).

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## 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	Gary Romaine
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

### Contacting the accreditation scheme

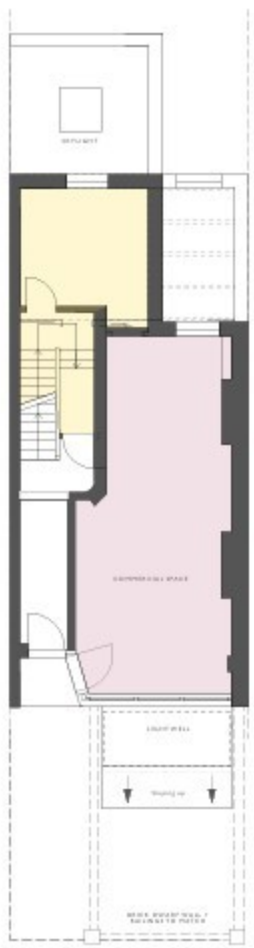
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023158
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 June 2023
Date of certificate	16 June 2023

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GROUND FLOOR PLAN