



OFFICE TO LET

## 8TH FLOOR PENTHOUSE OFFICES

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

REFURBISHED OUTSTANDING PENTHOUSE  
OFFICE SUITES TO LET- £30 PSF

2,130 TO 4,590 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	2,130 to 4,590 sq ft
<b>Rent</b>	£63,900 - £137,700 per annum Per annum exclusive of rates VAT & all other outgoings
<b>Business Rates</b>	TBA
<b>Service Charge</b>	A service charge will be payable for the shared costs of the building based on a fair proportion of the space occupied.
<b>Car Parking</b>	Parking is available by way of separate negotiation.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The incoming tenant to provide an undertaking for £1000 plus VAT prior to release of papers which will be refunded on completion
<b>EPC Rating</b>	Property graded as B-B (37-40)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Rates Payable	Availability
8th - North East Suite	2,130	197.88	£59,640 /annum	£15,344.25 /annum	Available
8th - North West Suite	2,460	228.54	£68,880 /annum	On Application	Available
<b>Total</b>	<b>4,590</b>	<b>426.42</b>			

## Description

Comprising 2 refurbished penthouse office suites to let on the 8th floor of this imposing with outstanding 360 degree views across Brighton. The spaces also benefit from new windows, CAT 6 installation as well as heating & cooling systems. The spaces are accessed via a recently refurbished lobby via either 1 of the 2 lifts or alternatively the staircase. The spaces have their own kitchen facilities in addition whilst the floor also has its own male & female WC's. In addition the building also has recently installed shower facilities & secure bike storage on the ground floor for use of the buildings occupiers. The Landlord also proposes to create a roof terrace on the 7th floor which tenants will have access to. Parking can be made available at an additional charge.

## Location

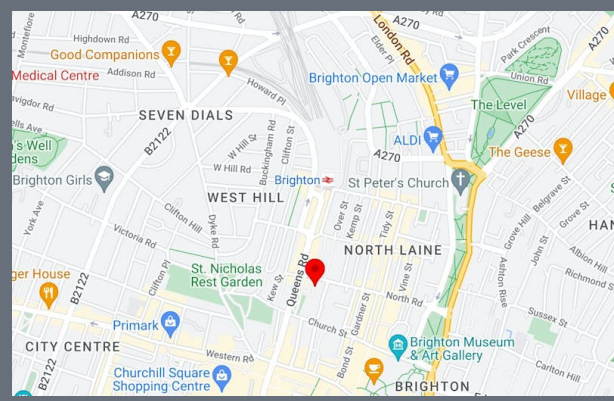
The property is situated in a highly convenient position on North Road which junctions with Queens Road where Brighton Mainline Station is situated & is a few minutes walk away. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes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

## Terms

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

## Parking

Parking can be made available by way of separate negotiation.



## Get in touch

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max@eightfold.agency

**James Hawley**

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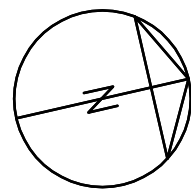
**Alex Gardner**

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alex@eightfold.agency

## Eightfold Property

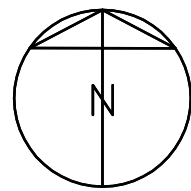
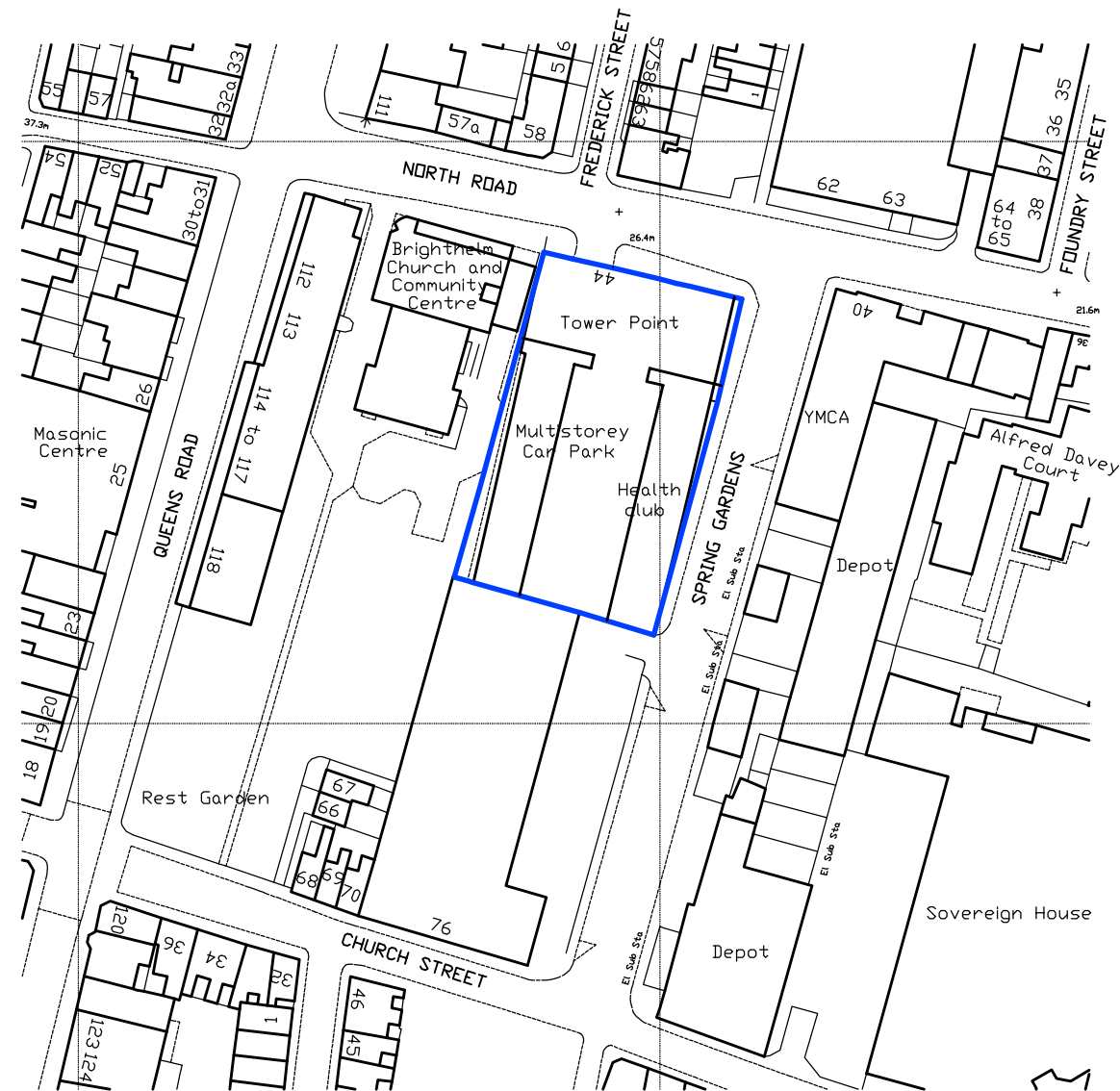
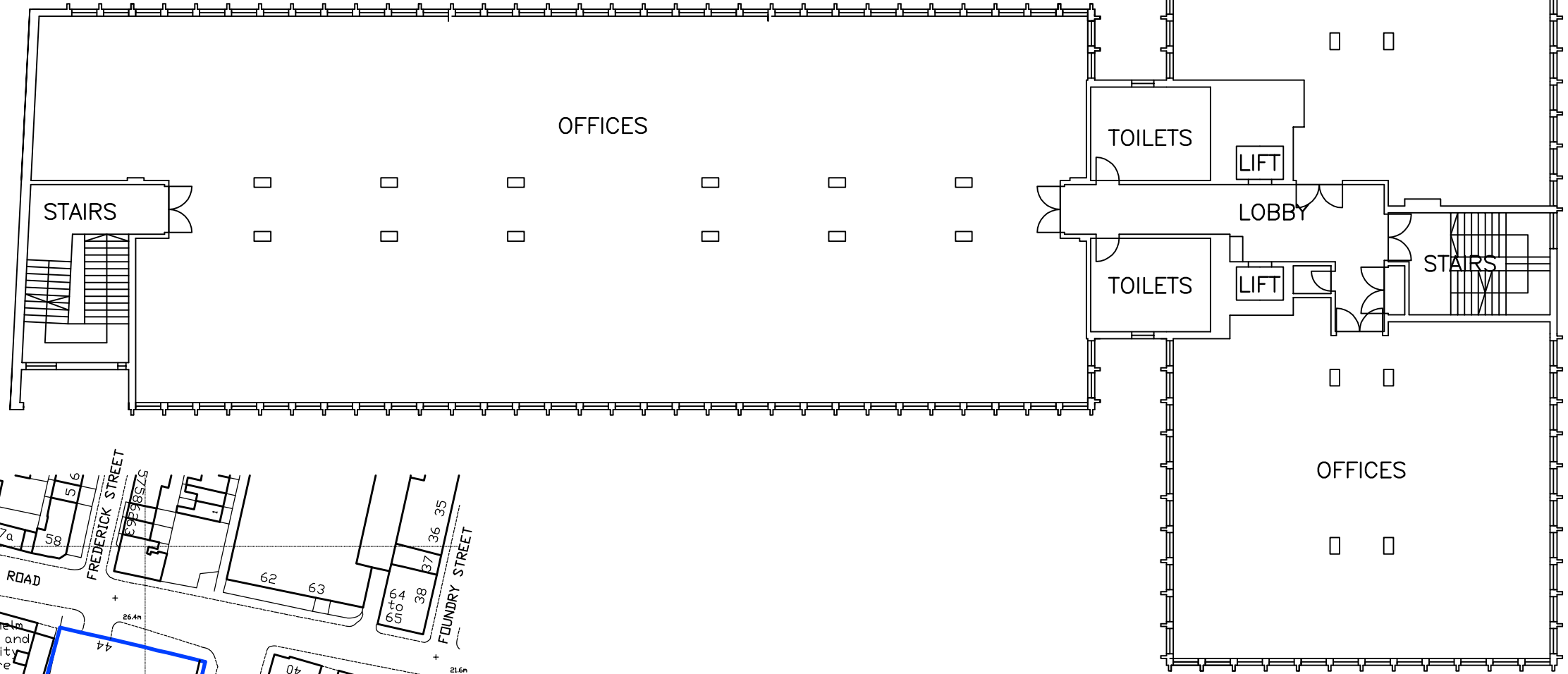
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# FLOOR PLAN

0 2 4 6 8 10 12 14 16 18 20m  
metres scale 1:200 A3 paper size



# SITE PLAN

0 10 20 30 40 50 60 70 80 90 100m  
metres scale 1:1250 A3 paper size

TOWER POINT  
44 NORTH ROAD  
BRIGHTON  
EAST SUSSEX  
BN1 1YR

# LEASE PLAN

Flat, Tower Point, 44 North Road, Brighton, BN1

