



OFFICE TO LET

## UNIT 3, DIPLOCKS YARD

North Road, Brighton, BN1 1YD

SUPER COOL NORTH LAINE OFFICE SPACE TO LET

692 SQ FT

**Eightfold**  
property

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

# Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 692 sq ft  |
| <b>Rent</b>           | £22,000.00 per annum exclusive of rates, VAT & all other outgoings                         |
| <b>Rates Payable</b>  | £8,358.25 per annum<br>Based on 2023 Valuation   |
| <b>Rateable Value</b> | £16,750  |
| <b>Service Charge</b> | TBA  |
| <b>VAT</b>            | Not applicable   |
| <b>Legal Fees</b>     | Incoming party to make a contribution of £1000 plus VAT towards the landlords legal costs. |
| <b>EPC Rating</b>     | A (21)   |

## Accommodation

The accommodation comprises the following areas:

| Name            | sq ft      | sq m         |
|-----------------|------------|--------------|
| Ground - Office | 392        | 36.42        |
| 1st - Office    | 300        | 27.87        |
| <b>Total</b>    | <b>692</b> | <b>64.29</b> |

## Description

Overall, Diplocks Yard in Brighton is a thoughtfully designed and professionally curated office space that offers a blend of historical character, contemporary design, and functional efficiency. It provides an inspiring and conducive environment for businesses and professionals seeking a dynamic workspace in this vibrant seaside city. Features within the units include Air conditioning, wood flooring and kitchen point as well as benefiting from an A grade EPC rating.

## Location

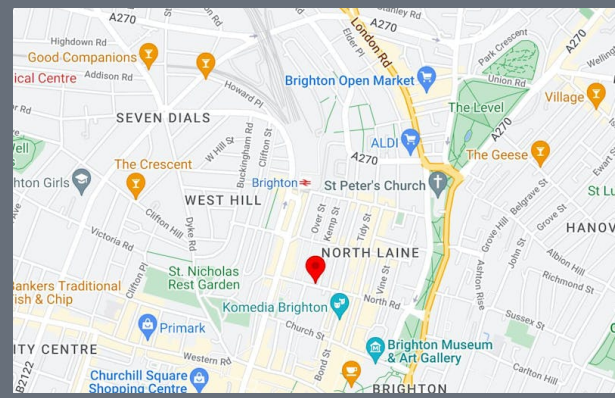
Diplocks Yard, is a charming and unique location nestled in the heart of one of Brighton's most vibrant neighbourhoods, The North Laine. The area is a fusion of historical charm and modern convenience, offering a delightful blend of old-world character and contemporary amenities offering a unique opportunity to experience the best of both old and new in this dynamic coastal city. Whether you're seeking a peaceful retreat or a vibrant urban lifestyle, this location has something special to offer for everyone. Brighton Station is only a short walk away, whilst the seafront can also be easily accessed. In addition there is variety shops, restaurants, cafes, and cultural attractions including local traders such as La Choza, Chilli Pickle & Mange Tout as well as well known national operators such as Gails, Pizza Express & 5 Guys.

## Terms

Available by way of a new lease for a term of 5 years on an effective full repairing & insuring basis by way of service charge. Available January 2024

## Video

- Video Tour - <https://youtu.be/-Q-hDhk1GE4>
- -



## Get in touch

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## Eightfold Property

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# Energy performance certificate (EPC)

|   |                           |   |
|---|---------------------------|---|
| UNIT 3<br>DIPLOCKS YARD<br>73 NORTH ROAD<br>BRIGHTON<br>BN1 1YD | Energy rating<br><b>A</b> | Valid until: <b>7 April 2031</b><br><hr/> Certificate number: <b>8634-2268-1123-5984-8019</b> |
|---|---------------------------|---|

|                  |                                    |
|------------------|------------------------------------|
| Property type    | B1 Offices and Workshop businesses |
| Total floor area | 90 square metres                   |

## Rules on letting this property

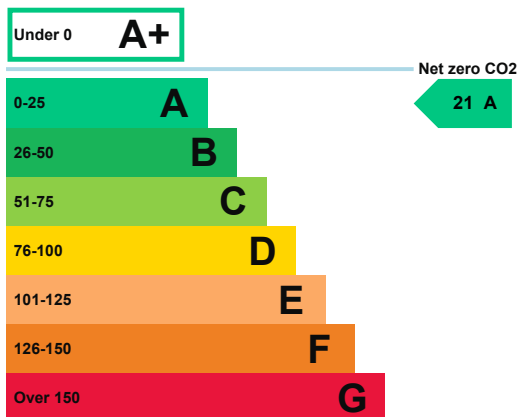
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is A.

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                   | <b>32 B</b> |
| If typical of the existing stock | <b>94 D</b> |

## Breakdown of this property's energy performance

|   |                           |
|---|---------------------------|
| Main heating fuel   | Grid Supplied Electricity |
| Building environment  | Air Conditioning          |
| Assessment level  | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 15                        |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 89                        |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5264-4776-0545-0110-0853\)](#).

## 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 | John Hole  |
| Telephone       | 01273 321864   |
| Email           | <a href="mailto:johnhole@epcbrighton.com">johnhole@epcbrighton.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 | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/015102   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | EPC Brighton LLP                                |
| Employer address       | 16 Holmes Avenue Hove BN3 7LA                   |
| Assessor's declaration | The assessor is employed by the property owner. |
| Date of assessment     | 25 March 2021                                   |
| Date of certificate    | 8 April 2021                                    |

Unit 3, Diplocks Yard, 73 North Road, Brighton, BN1

