



3rd Floor Front Office

20 New Road, Brighton, BN1 1UF

IMPRESSIVE 3RD FLOOR CITY CENTRE OFFICES TO LET

434 sq ft
(40.32 sq m)

- RENT £11,950 PAX
- EXCELLENT LOCAL AMENITIES
- DESIRABLE CITY-CENTRE LOCATION
- IMPRESSIVE VIEWS OVER PAVILION GARDENS
- CLOSE TO AN ARRAY OF BARS & RESTAURANTS

3rd Floor Front Office, 20 New Road, Brighton, BN1 1UF

Summary

Available Size	434 sq ft
Rent	£11,950.00 per annum exclusive of rates, service charge VAT & all other outgoings.
Rates Payable	£4,790.40 per annum Subject to conditions this property may qualify for 100% small business rate relief.
Rateable Value	£9,600
Service Charge	£6.50 per sq ft The Service Charge is capped at £6.50 psf
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C (77)

Description

Situated on the third floor of this impressive office building, the space comprises an office at the front of the building currently laid out to provide 3 spaces divided by glass partitions.

Location

The property is located in New Road, in the city centre on the edge of the North Laine. Nearby occupiers include Five Guys, Chillli Pickle, Yo Sushi, The Theatre Royal & Furna. The Lanes are only a stones throw away whilst the seafront, Brighton Station & NCP car parks in Church Street & North Road are also both only a short walk away.

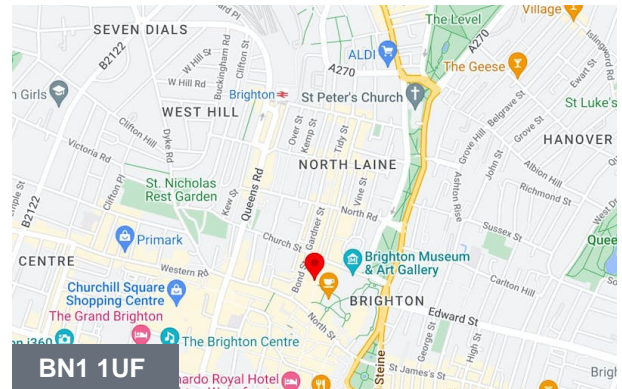
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - Front Office	434	40.32
Total	434	40.32

Terms

Available to let by way of a new effective full repairing and insuring lease for a minimum term of 3 years.



Viewing & Further Information



Jack Bree

01273 109121

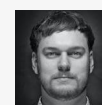
jack@eightfold.agency



Max Pollock

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James Hawley

01273 093767 | 07935 901 877

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Energy performance certificate (EPC)

THIRD FLOOR 20 NEW ROAD BRIGHTON BN1 1UF	Energy rating D	Valid until: 25 January 2031
		Certificate number: 0296-0202-9309-6516-2100

Property type	B1 Offices and Workshop businesses
Total floor area	116 square metres

Rules on letting this property

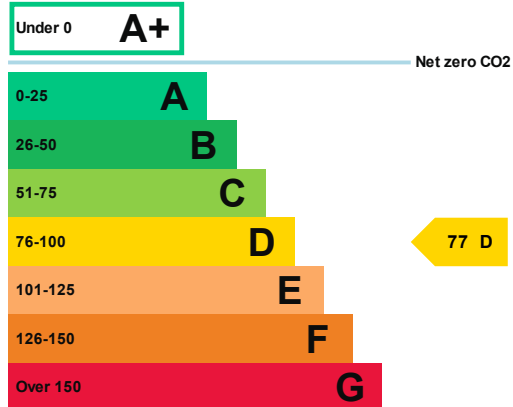
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

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

21 A

If typical of the existing stock

61 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	51.89
Primary energy use (kWh/m ² per year)	301

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2060-4619-9090-1206-5221\)](/energy-certificate/2060-4619-9090-1206-5221).

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	Damian Williamson
Telephone	0203 397 8220
Email	hello@propcert.co.uk

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	QUID206214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	PropCert
Employer address	Provident House, Burrell Row, Beckenham, BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 January 2021
Date of certificate	26 January 2021

3rd floor front office 20 New Road. Not to scale, indicative only.

29 New Road, Brighton, England

Approximately 434 sf total

