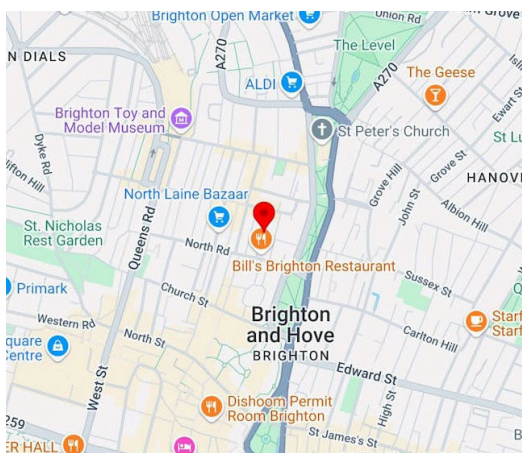


## **36 Vine Street, Brighton, BN1 4AG**

Office To Let | £28,000 per annum per annum exclusive of rates, VAT & all other outgoings | 1,033 sq ft

Desirable self contained offices to let in Brighton's popular North Laine.



## Description

An impressive self contained 3 storey office building. On the ground floor is a reception area, 2 meeting rooms, kitchen point & WC facilities. Accessed via an internal staircase are further open plan office spaces at 1st & 2nd floor.

## Location

The subject property is situated on the eastern side of Vine Street in Brighton's North Laine, which runs from North Road to Gloucester Road. Nearby occupiers include Bill's, Burger Brothers, Wagamama's, Starbucks, Pizza Express & Pure Gym, whilst Brighton Station is only a short walk away.

## Accommodation

Name	sq ft	sq m
Ground - Floor Offices	412	38.28
1st - floor offices	362	33.63
2nd - Floor Offices	259	24.06
<b>Total</b>	<b>1,033</b>	<b>95.97</b>

## Terms

Available by way of assignment of existing full repairing & insuring lease for a term of 10 years from the 7th of November 2020 until the 6th November 2030 with provision for rent review on the 5th anniversary. The rent of will be payable quarterly in advance. A rent deposit will be required & the level required will be dictated by the covenant status of the party taking the property.

## AML

In the normal manner identification & recent proof of address will be required for shareholders with a 25% interest in the business taking the property.



## Summary

- Rent: £28,000 per annum per annum exclusive of rates, VAT & all other outgoings
- Business rates: £10,725 per annum Based on the 2026 valuation from April.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs. The incoming party to be responsible for the landlords reasonable legal costs.
- EPC: C (51)
- Lease: Assignment
- Terms: 10 years

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings

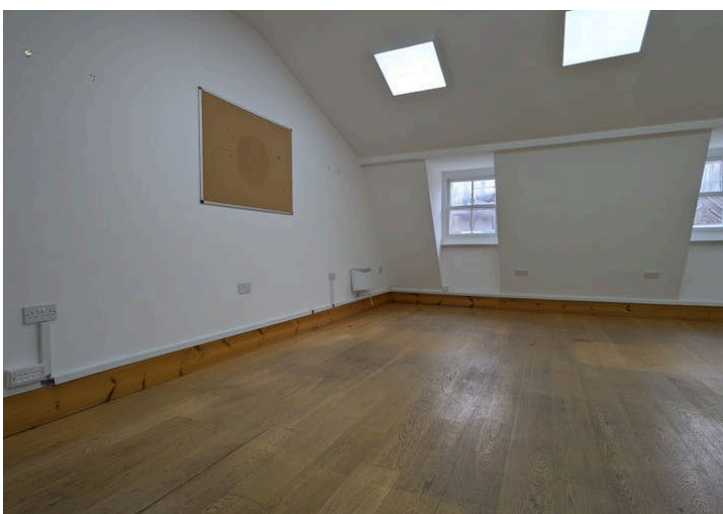
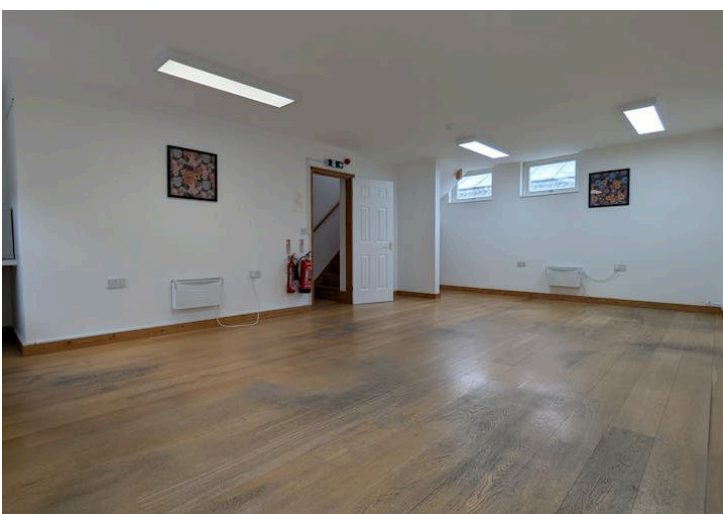


Max Pollock  
01273 672999 | 07764 794936  
max@eightfold.agency



Alex Gardner  
01273 672999 | 07511 017289  
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



# Energy performance certificate (EPC)

36, Vine Street BRIGHTON BN1 4AG	Energy rating	Valid until: 19 July 2032
	<b>C</b>	Certificate number: 0880-3729-2465-3936-1478

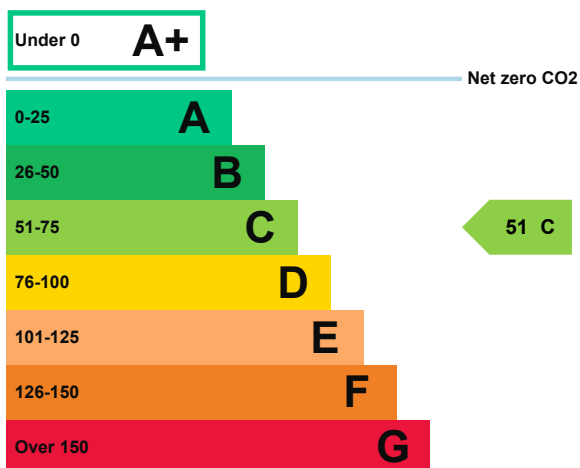
Property type	Offices and Workshop Businesses
Total floor area	121 square metres

## 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

**7 A**

If typical of the existing stock

**28 B**

## 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)	13.22
Primary energy use (kWh/m <sup>2</sup> per year)	139

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4599-1550-9165-2147-0460\)](#).

## 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	Stuart Foster
Telephone	01273458484
Email	<a href="mailto:info@skyline-epc.com">info@skyline-epc.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/007985
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2022
Date of certificate	20 July 2022

