

2 BARTHOLOMEWS

CLOUD GALLERY
FINE ART SPECIALIST

2
BARTHOLOMEWS
3rd Floor
FLATS
5A, 5B, 5C and 5D
4th Floor
Ed Language
School
5th Floor
DMMI Stallard LLP
One Therapy Ltd
6th Floor
BIMM
7th Floor
Braddock
International Ltd



These premises
are not suitable
for a business

OFFICE TO LET

2ND FLOOR OFFICES, 2 BARTHOLOMEWS

Brighton, BN1 1HG

LARGE CITY CENTRE OFFICES TO LET- AVAILABLE

JULY 2025

6,981 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	6,981 sq ft
Rent	£188,487 per annum exclusive of rates, service charge VAT & all other outgoings
Rates Payable	£50,399 per annum
Rateable Value	£101,000
Service Charge	A service charge will be payable based on a fair proportion of the costs of the building.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

Located on the 2nd floor of an imposing 5-storey building, this impressive office space is accessible via both stairs and a lift through a recently refurbished reception area. The layout is predominantly open-plan with a split-level design and includes several rooms at either end, ideal for use as private offices or meeting rooms. Key features of the space include air conditioning, shower facilities, bike storage, central heating, a kitchenette, raised floors, CAT II lighting, carpets, and scenic views of The Lanes.

Location

Situated on the 2nd floor above The East Street Arcade in Brighton's Lanes area. A superb location that provides great access to the city centre with the Seafront, Lanes, North Laine, Churchill Square, Shopping Centre & Brighton Station all a short walk away. Nearby occupiers include Molton Brown, Space NK, All Saints, Hugo Boss, Giggling Squid, Dishoom & The Breakfast Club

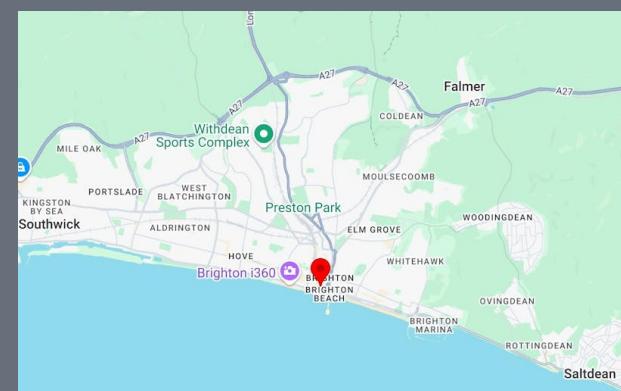
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd	6,981	648.56

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term to be agreed.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

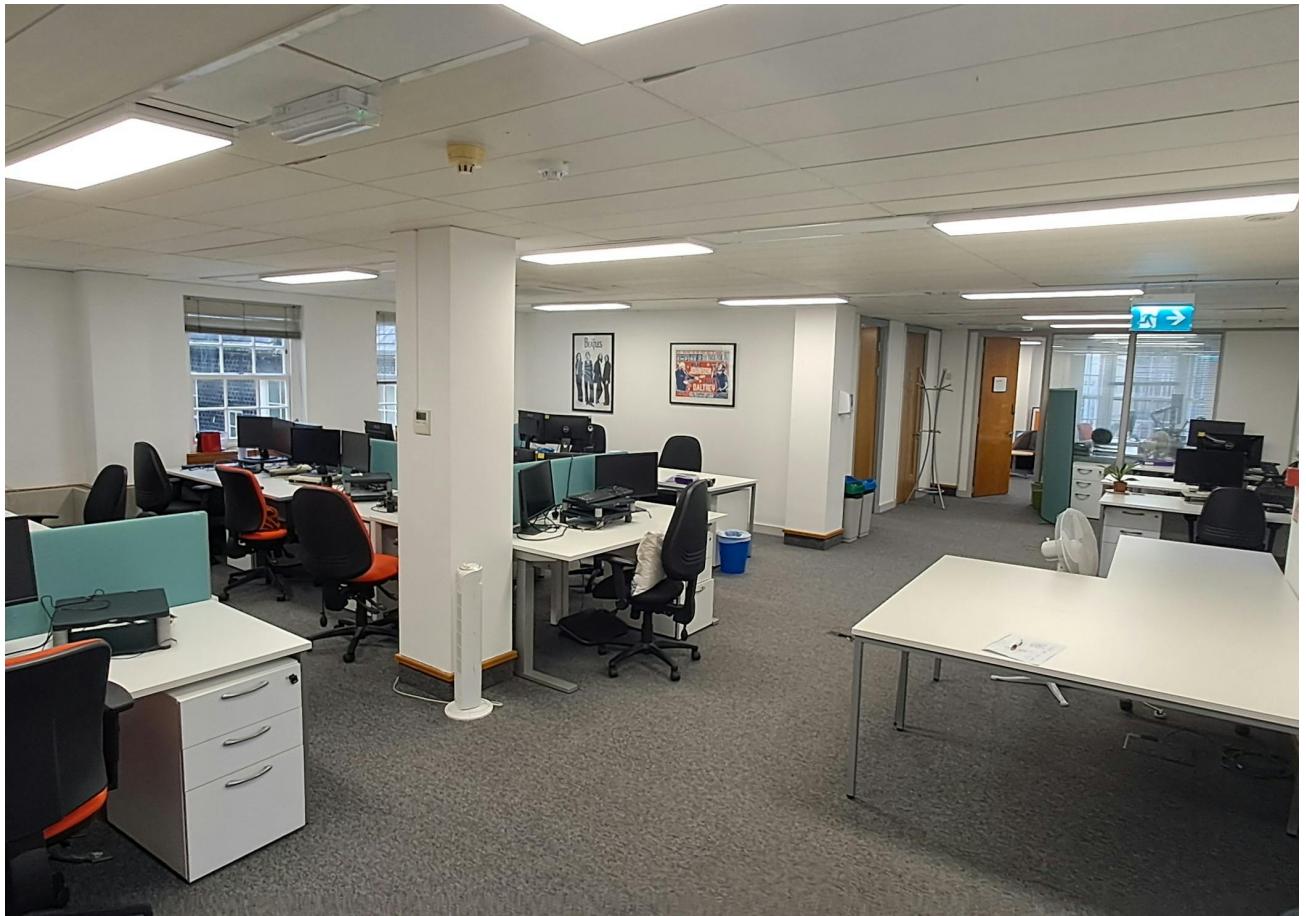
01273 672999 | 07935 901 877
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Eightfold Property

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Energy performance certificate (EPC)

Second Floor 2 Bartholomews BRIGHTON BN1 1HG	Energy rating B	Valid until: 10 November 2034
		Certificate number: 9092-0202-8304-6312-2704

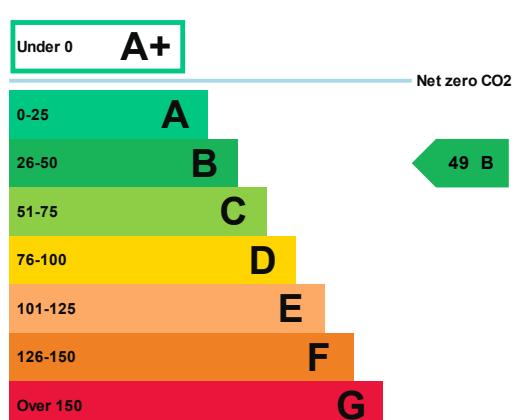
Property type	Offices and Workshop Businesses
Total floor area	799 square metres

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 B.



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

55 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.76
Primary energy use (kWh/m ² per year)	108

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2060-4219-8040-7292-3205\)](#).

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	Becky Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

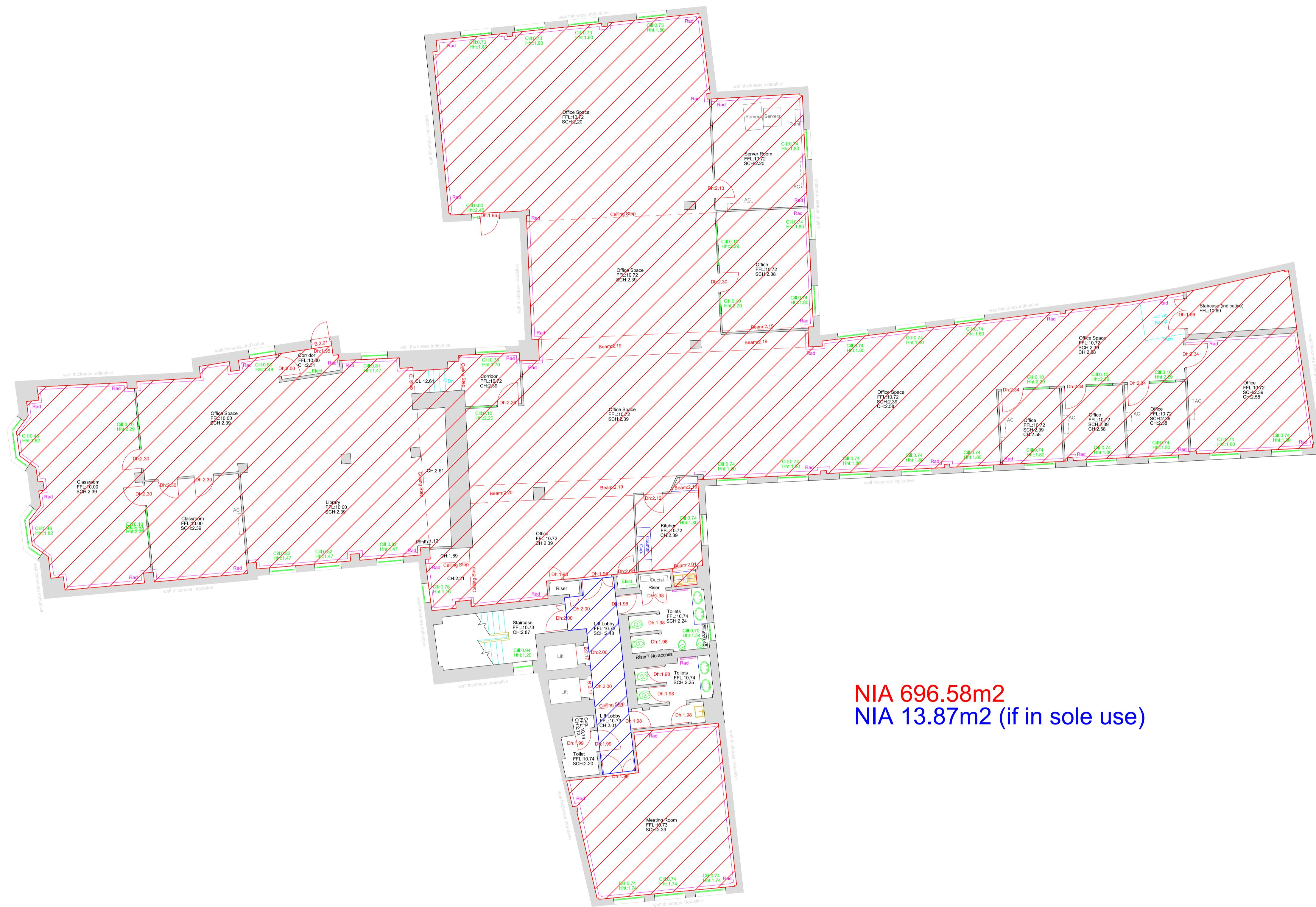
Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Go Energy Assess Ltd
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 November 2024
Date of certificate	11 November 2024



Scale Bar (meters)

0 2 10 20

NOTES		LAYER INFORMATION		Line types and Symbols		Control Stations		Orientation		Client	
SURVEY IS BASED ON LOCAL GRID SYSTEM		Beam	Empty beams, joists, roof elements etc.	Metal	Spotlevel	Soffit	Beams	Skylight	North	Stickland Wright	
Building		Door	Doors and swinging door frames	Rooflines	100.40	Windows	Skylights	Skylight		Se Surveying	
Furniture		Furniture	Fixed furniture	Wall Lines	CH1.20	Wall Hatching	Doors				
Gull		Gull	Fixed furniture	Furniture	CH1.50	Sign Post	Ceiling Slope	Up			
Handrail		Handrail	Handrail	Kitchen Fixtures	CH1.00	Sign Post	Ceiling Slope	Slope: 1.90 - 2.10			
Handrail		Handrail	Handrail	Plant		Sign Post	Plinths / Platforms	Plinth: 0.50			
Handrail		Handrail	Handrail	Plant		Sign Post	Stairs	0.74			
Metal		Metal	Metal structures	Gully		Sign Post	Stairs	0.74			
Metal		Door	Planned or existing radiators	Fence		Sign Post	Stairs	0.74			
Radiator		Radiator	Planned or existing radiators	Steps		Sign Post	Stairs	0.74			
Radiator		Roofline	Planned or existing radiators	Sanitary		Sign Post	Stairs	0.74			
Roofline		Roofline	Planned or existing radiators	Stairs		Sign Post	Stairs	0.74			
Sanitary		Sanitary	Planned or existing radiators	Door		Sign Post	Stairs	0.74			
Sign Post		Sign Post	Planned or existing radiators	Plinth		Sign Post	Stairs	0.74			
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