



A3 (RESTAURANTS AND CAFES) / LEISURE / LIGHT INDUSTRIAL / OFFICE / PUB / BAR / CLUB / RESTAURANT / CAFE TO LET

THE CIRCLE BUILDING

1st & 2nd Floors, 55 North Street, Portslade, BN41 1DH

A CREATIVE SPACE OF 5505/6223/ 11,727 SQ FT
WITH GREAT VIEWS & HIGH CEILINGS SUITABLE
FOR A VARIETY OF USES (STPC).

5,504 TO 11,727 SQ FT

Eightfold
property

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

Summary

Available Size	5,504 to 11,727 sq ft
Rent	£82,560 - £175,905 per annum exclusive of rates, VAT & all other outgoings payable quarterly in advance.
Business Rates	TBC
Service Charge	A service charge will be payable based on a fair proportion of the expenditure of the building.
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. The incoming tenant to make a contribution of £750 plus VAT towards the landlords legal fees.
EPC Rating	F (139)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Rent (sq ft)	Availability
1st - Studio	5,504	511.34	£15	Available
2nd - Studio plus roof terrace	6,223	578.14	£15	Available
Total	11,727	1,089.48	£15	

Description

Comprising an impressive creative space situated on 1st & 2nd floors of this former industrial building. The building benefits from high ceilings as well as excellent natural light & in turn outstanding waterside views across Shoreham Port & along the coast. Accessed at 1st floor level direct from the buildings car park into a communal reception area with access to the 2nd floor via lift or stairs. The 2nd floor space in addition to the views also benefits from an outside area that may be suitable to be used as a roof terrace.

Location

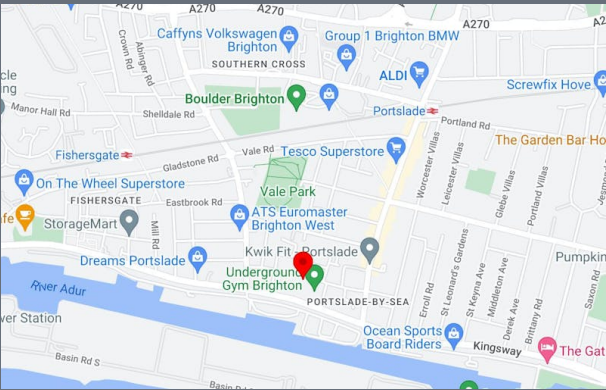
Whilst accessed from North Street, Portslade the building is located on the main A259 Coast Road overlooking Shoreham Port just to the west of Hove. On the ground floor of the property is The Underground Gym a popular local gym group whilst Small Batch Coffee have a roastery & coffee shop a stone's throw away. Portslade Station is a short walk away to the North of the property whilst Shoreham is located to the west.

Terms

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

Use

It is thought that subject to obtaining any required consents the property could be suitable for a variety of uses such as, Restaurant, Brewery & Tap Room, Offices, Competitive Socialising, Leisure, Educational or other alternative Health & Fitness.



Get in touch

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 25/11/2025.





epc brighton

Tel. 01273 321864

Mobile: 07718 319595

Email. johnhole@epcbrighton.com

**First and Second Floors
55 North Street, Portslade BN41 1DH**



Energy Performance Certificate



Energy performance certificate (EPC)

First and Second Floors 55 North Street Portslade BN41 1DH	Energy rating F	Valid until: 14 September 2032 Certificate number: 0988-0923-0718-0115-8752
---	---------------------------	--

Property type

Offices and Workshop Businesses

Total floor area

1204 square metres

Rules on letting this property

 **You may not be able to let this property.**

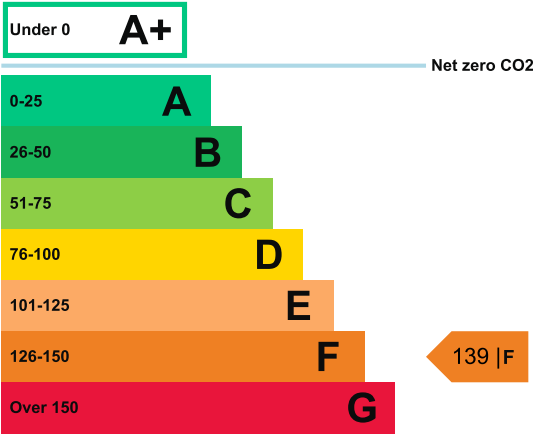
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

5 | A

If typical of the existing stock

21 | A

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 (kgCO2/m2 per year)	43.34
Primary energy use (kWh/m2 per year)	456

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9375-4372-7106-7557-2812\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	EPC Brighton Ltd
Employer address	16 Holmes Avenue Brighton BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	25 August 2022
Date of certificate	15 September 2022

Energy performance certificate (EPC) recommendation report

First and Second Floors 55 North Street Portslade BN41 1DH	Report number 9375-4372-7106-7557-2812
	Valid until 14 September 2032

Energy rating and EPC

This property’s current energy rating is F.

For more information on the property’s energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	High
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
Add optimum start/stop to the heating system.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Low
Add local time control to heating system.	Low
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	15 September 2022
Total useful floor area	1204 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISBEM Ltd, G-ISBEM, v25.0, SBEM, v6.1.b.0

Assessor's details

Assessor's name	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com
Employer's name	EPC Brighton Ltd
Employer's address	16 Holmes Avenue Brighton BN3 7LA
Assessor ID	EES/015102
Assessor's declaration	The assessor is employed by the property owner.
Accreditation scheme	Elmhurst Energy Systems Ltd