



OFFICE TO LET

ROOM, 2, 4 & 5

First Floor, 100 North Road, Brighton, BN1 1YE

**SUPERB STARTER OFFICES TO LET IN BRIGHTON'S
NORTH LAINE**

138 TO 691 SQ FT

Eightfold
property

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

Summary

Available Size	138 to 691 sq ft
Rent	£6,500 - £22,000 per annum inclusive of service charge & utilities, exclusive of rates, VAT & all other outgoings
Business Rates	Subject to conditions if this is the sole premises of the business & taken individually the tenant may qualify for 100% small business rate relief. Based on on 2026 Valuation.
Service Charge	N/A
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal fees.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Two great starter office units located on the 1st floor of this converted bus depot where Bill's resides on the ground floor along with another superb restaurant. Accessed via a private entrance to the office element of the building the space comprises a 2 single rooms that can be taken individually or together with shared kitchen & WC facilities.

Location

The property is situated towards the eastern end of North Road in the vibrant & eclectic North Laine where a variety of great occupiers are located including Rudys Pizza, Pizza Express, La Choza, Mange Tout & Gresham Blake. Brighton Station is only a short walk away as well as other tourist attractions such as The Royal Pavilion, Brighton Seafront & The Palace Pier.

Accommodation

The accommodation comprises the following areas:

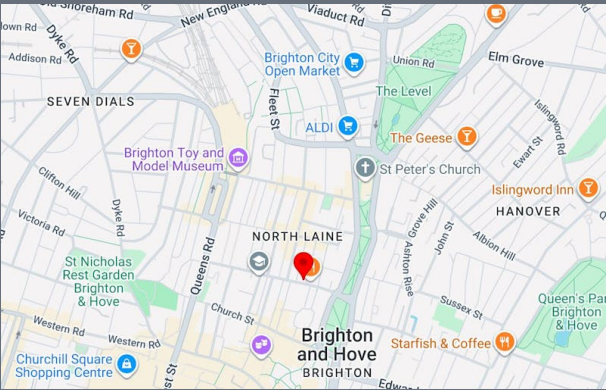
Name	sq ft	sq m	Rent
Suite - 2	280	26.01	£8,500 /annum
Suite - 4	226	21	£7,000 /annum
Suite - 5	185	17.19	£6,500 /annum
Total	691	64.20	

Terms

Available by way of a new internal repairing & insuring lease for a term to be agree. Rents are inclusive of utilities & service charge, exclusive of rates, VAT & all other outgoings.

AML

Anti money laundering searches will be required for the relevant parties & will be charged at £50 plus VAT per person in addition to referencing where required which will be charged at £75 plus VAT.



Get in touch

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This is a detailed street map of a residential area in London. The map shows several streets, including North Place, Barrack Yard, and The Fountain Head. Buildings are labeled with names such as Jubilee Library, Wagonama, Gail's Bakery, and various DWG units. A green highlighted area is labeled 'JUNK' and 'BILL'S'. A scale bar at the bottom indicates 25m and 50m. A north arrow is located in the bottom right corner.

Streets:

- NORTH PLACE
- BARRACK YARD
- THE FOUNTAIN HEAD
- MARLBOROUGH PL
- PRINCE REGENT SWIMMING COMPLEX
- YE OLDE KING AND QUEEN
- WINE CELLAR
- VACANT
- OAKLEY PROPERTY
- BRIGHT START NURSERY
- SALARIYA BOOK
- GRAVES & JENKINS
- MAGIC TATTOO
- ENERGYCOM SOLAR
- BUILT BY BUFFALO
- BISON BEER
- BLenheim F
- VELVET GOLDMINE PHOTOGRAPHY STUDIO
- THE Lighthouse
- ARGUS LOFTS (DWELLINGS)
- GAIL'S BAKERY
- WAGONAMA
- JUBILEE LIBRARY
- LI PICKLE

Buildings and Units:

- DWG (multiple locations)
- ENT (multiple locations)
- MEAT AND BREAD
- BILL'S
- JUNK
- 94-98
- 99-101
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