



OFFICE TO LET

UNIT 2B, DIPLOCKS YARD

North Road, Brighton, BN1 1YD

OUTSTANDING NORTH LAINE, MODERN, AIR
CONDITIONED GROUND FLOOR OFFICES TO LET

309 SQ FT

Eightfold
property

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

Summary

Available Size	309 sq ft
Rent	£12,000 per annum Exclusive of rates VAT & all other outgoings.
Rates Payable	£4,990 per annum 100% Small business rate relief may be available on this unit.
Rateable Value	£10,000
Service Charge	A service charge will be payable based on a fair proportion of expenditure. For 2025 this figure was £772.50 & Buildings insurance was £173.79
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	A (23)

Description

A superb ground floor office unit accessed through Diplocks Yard a private gated office development in the North Laine, Brighton. Approached through impressive glass & timber doors to an open plan office space with its own Kitchen & WC. Features within the unit include LED lighting, Wood Flooring, intercom, air conditioning & domed skylights.

Location

The office is situated within Diplocks Yard which is on North Road, Brighton within the cool & trendy North Laine. Brighton Station is only a few minutes walk away providing links to London & along the coast whilst a number great operators are located nearby including Bills, Rudy's Pizza, Gails Bakery & Pure Gym.

Accommodation

The accommodation comprises of the following

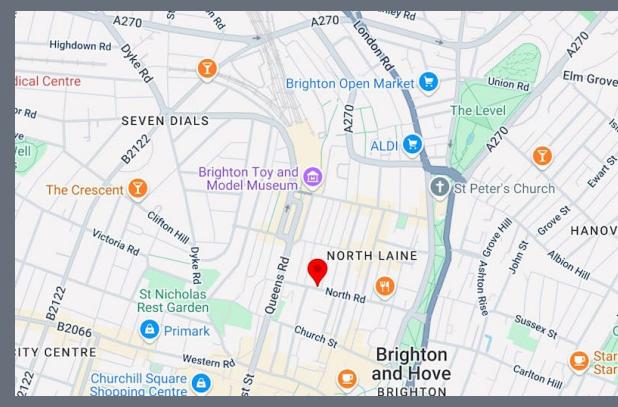
Name	sq ft	sq m
Ground	309	28.71
Total	309	28.71

Terms

Available by way a new effective full repairing & insuring lease for a minimum term of 3 years. A rent deposit will be required with amount subject to status. AML checks will need to be carried out at a cost of £50 per person.

Legal Costs.

The incoming tenant to make a contribution of £750 plus VAT towards the legal costs of the the landlords legal fees.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

UNIT 2B DIPLOCKS YARD 73 NORTH ROAD BRIGHTON BN1 1YD	Energy rating A	Valid until: 8 April 2031
		Certificate number: 1213-3541-8558-3151-0170

Property type

B1 Offices and Workshop businesses

Total floor area

32 square metres

Rules on letting this property

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

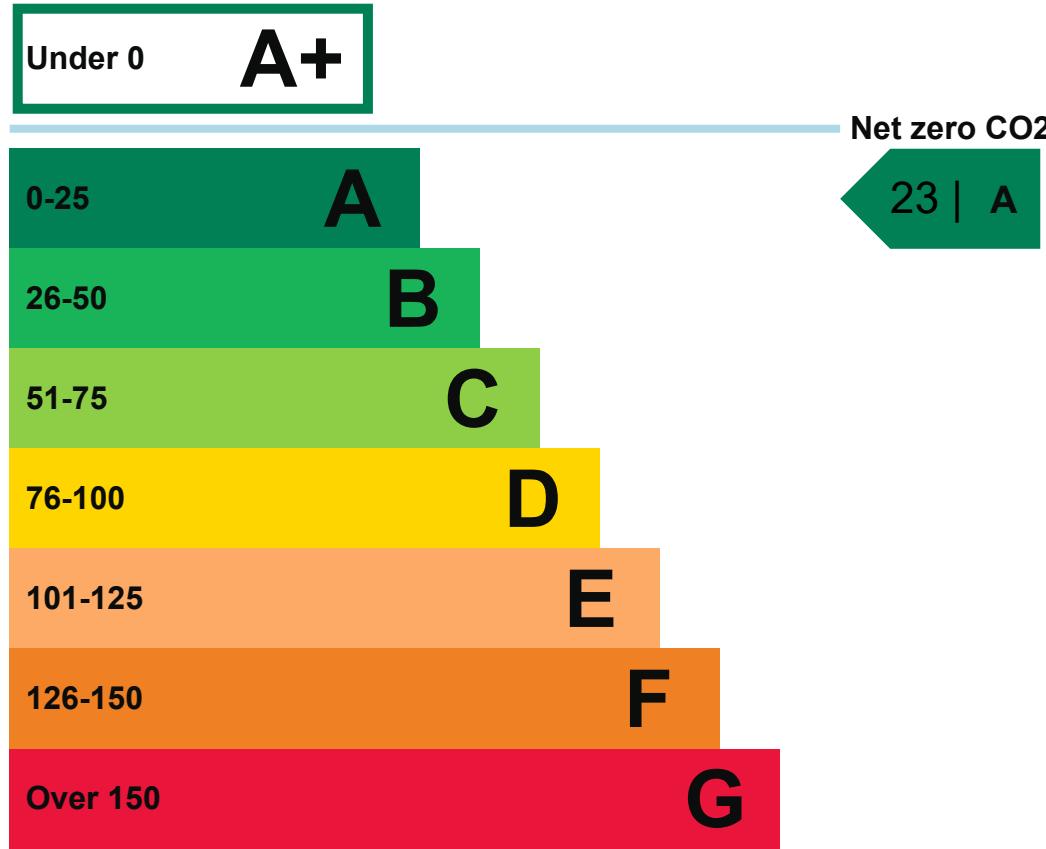
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is A.



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

31 | B

If typical of the existing stock

92 | D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

16.78

Primary energy use (kWh/m² per year)

99

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/0422-1882-1127-7139-1163](#)).

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 LLP

Employer address

16 Holmes Avenue Hove BN3 7LA

Assessor's declaration

The assessor is employed by the property owner.

Date of assessment

24 March 2021

Date of certificate

9 April 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[9285-9306-5560-6352-3538](/energy-certificate/9285-9306-5560-6352-3538) (/energy-certificate/9285-9306-5560-6352-3538)

Valid until

8 April 2031
