



A3 (RESTAURANTS AND CAFES) TO LET

SKYLINE RESTAURANT & ROOFTOP

7th Floor Tower Point, Brighton, BN1 1YR

OUTSTANDING 7TH FLOOR RESTAURANT
OPPORTUNITY IN CENTRAL BRIGHTON WITH
ADDITIONAL OUTSIDE SPACE FOR ROOF GARDEN
(STNC)

10,390 SQ FT

Eightfold
property

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

Summary

Available Size	10,390 sq ft
Rent	£137,700 per annum Exclusive of rates, VAT & all other outgoings.
Business Rates	TBA
Service Charge	A service charge will be payable based on a fair proportion of expenditure to the building
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (54)

Description

A rare opportunity to acquire a 7th floor space that our client has designated to be used as a restaurant comprising 4590 sq ft provided in a shell & core format in addition to 5,800 sq ft of rooftop open air terrace space where it is proposed to be used as an open air rooftop lounge ancillary to the restaurant space. Planning permissions was previously granted (BH2017/01118) for a rooftop restaurant. various common areas within the building have been recently refurbished examples of which can be seen in the photos.

Location

Tower Point is located in a central position in Brighton City Centre between Brighton Station & the seafront on the periphery of The North Laine area. Beneath the building are both an NCP Car Park & a Pure Gym Health Club. Other nearby operators include Tesco Express & Greggs as well as local operators such as Julien Plumart, The Pond, La Choza, Jeremy Hoye & Gresham Blake.

Accommodation

The accommodation comprises of the following

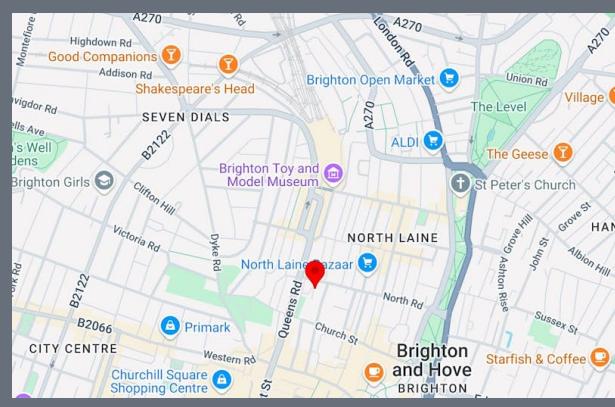
Name	sq ft	sq m
7th - North West Wing	2,460	228.54
7th - North East Wing	2,130	197.88
7th - Ancillary Southern Rooftop	5,800	538.84
Total	10,390	965.26

Terms

Available by way of a new effective full repairing & insuring lease for a term of 20 years with provision for 5 yearly rent reviews.

Images & Plans

Images & plans are for indicative purposes purposes only & should not be relied upon as a representation of the space provided.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

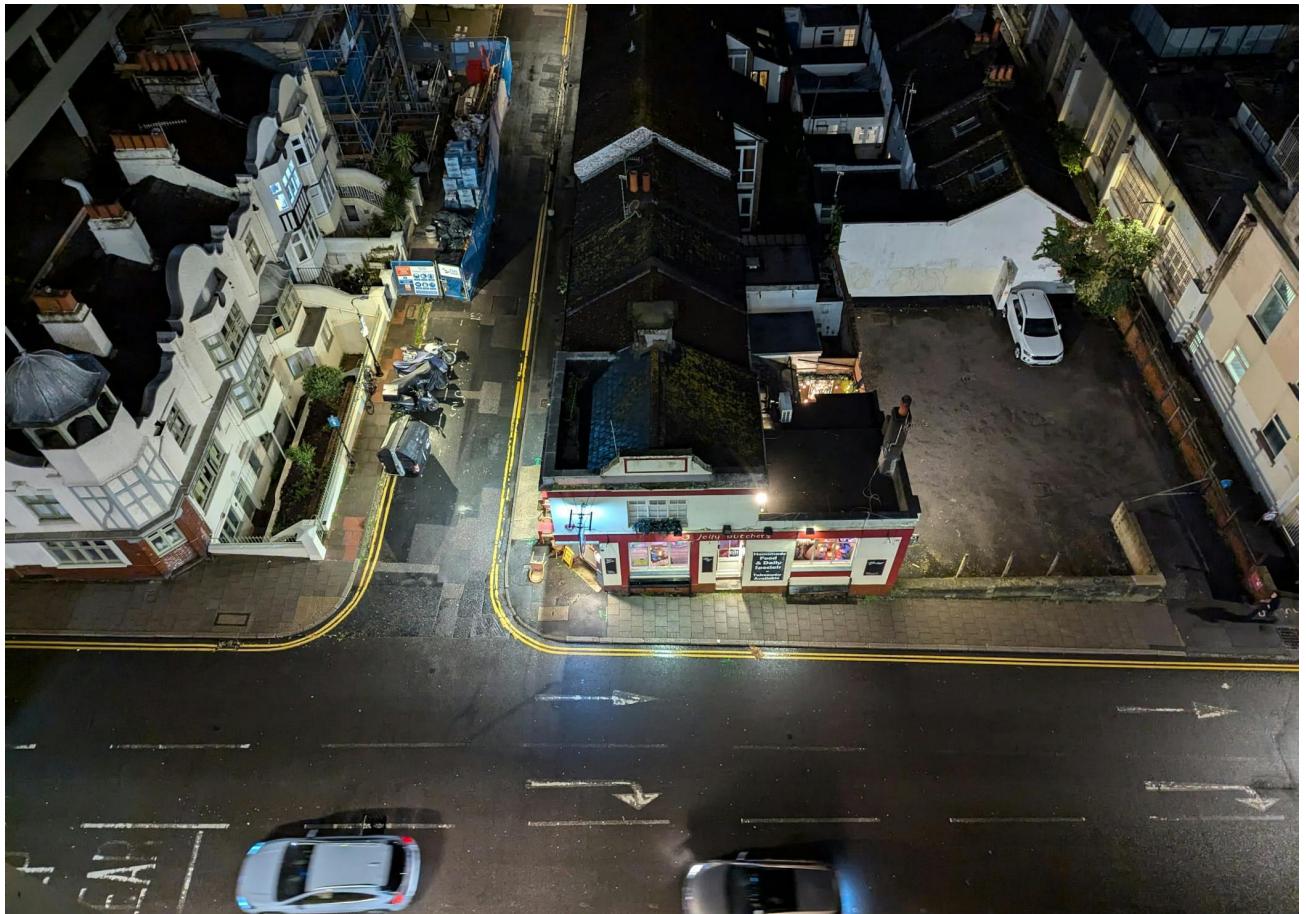
01273 672999 | 07935 901 877
james@eightfold.agency

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



Energy performance certificate (EPC)

7th Floor Tower Point 44 North Road BRIGHTON BN1 1YR	Energy rating C	Valid until: 18 October 2032
		Certificate number: 9901-5234-0302-6178-1360

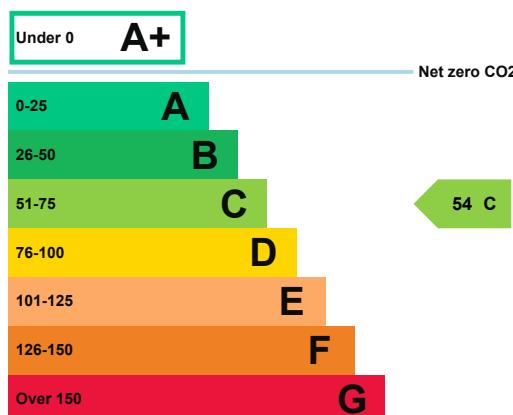
Property type	Offices and Workshop Businesses
Total floor area	491 square metres

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

10 A

If typical of the existing stock

41 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 ₂ /m ² per year)	11.29
Primary energy use (kWh/m ² per year)	116

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2566-4170-0320-3198-1491\)](#).

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	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

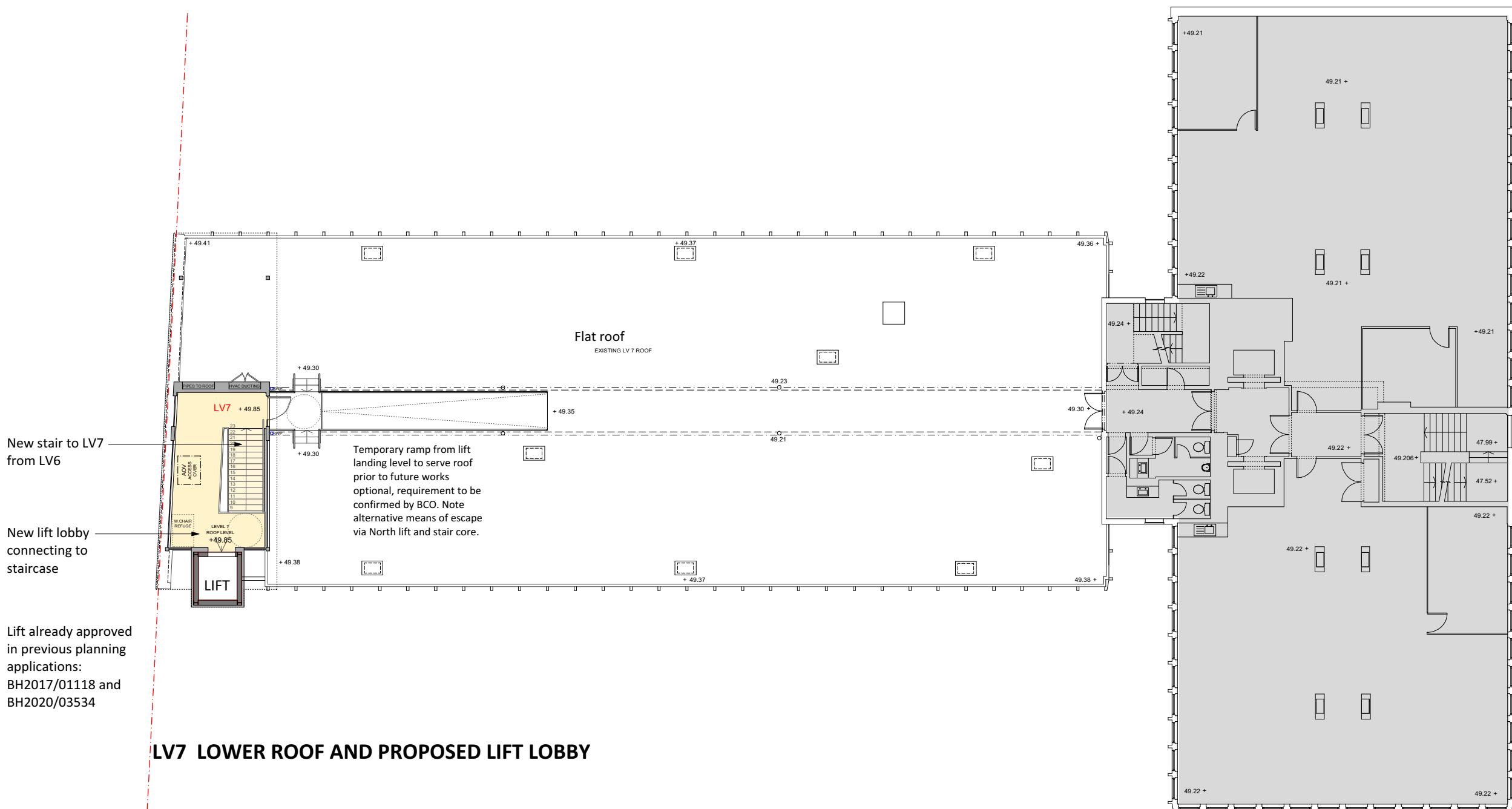
Contacting the accreditation scheme

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
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	19 October 2022
Date of certificate	19 October 2022



- Colour denotes new lift lobby
- Colour denotes new wall enclosures
- Colour denotes demise of offices / landlord

**PROPOSED
+7 LVL OFFICE LEVEL 5**

4 Gloucester Passage, Brighton BN1 4AS
e: studio@sticklandwright.co.uk
t: 01273 964051
Company registered in England No. 1122477

Disclaimer:
This drawing is the copyright of Stickland Wright Ltd. and may not be reproduced or used except by written permission.
Figured dimensions to have precedence over scaling. Check all site dimensions prior to fabrication. Refer any discrepancies found to Stickland Wright.

Revisions:		Issue to client	Checked
*	12/11/2020	Issue to client	NS
A	19/11/2020	Issue to client	NS
A	01/12/2020	Issue to planning	NS
B	02/06/2021	Issued for building control and design team comment	NS
C	14/09/2021	Issued for client comment	NS
D	30/09/2021	Issued for new planning south lift	NS
PENDING PLANNING AUTHORITY APPROVAL			
PENDING BUILDING CONTROL APPROVAL			

1:100 1m 2 3 4 5 6

Dwg No. 20100-P-128-D
Drawing Title Proposed LV7 Roof Level Tower Point, North Road
Address Baron Homes
Client 1:100 @A1
Scale Planning
Stage Drawn by JE
Drawn by Checked by NS

Flat, Tower Point, 44 North Road, Brighton, BN1

