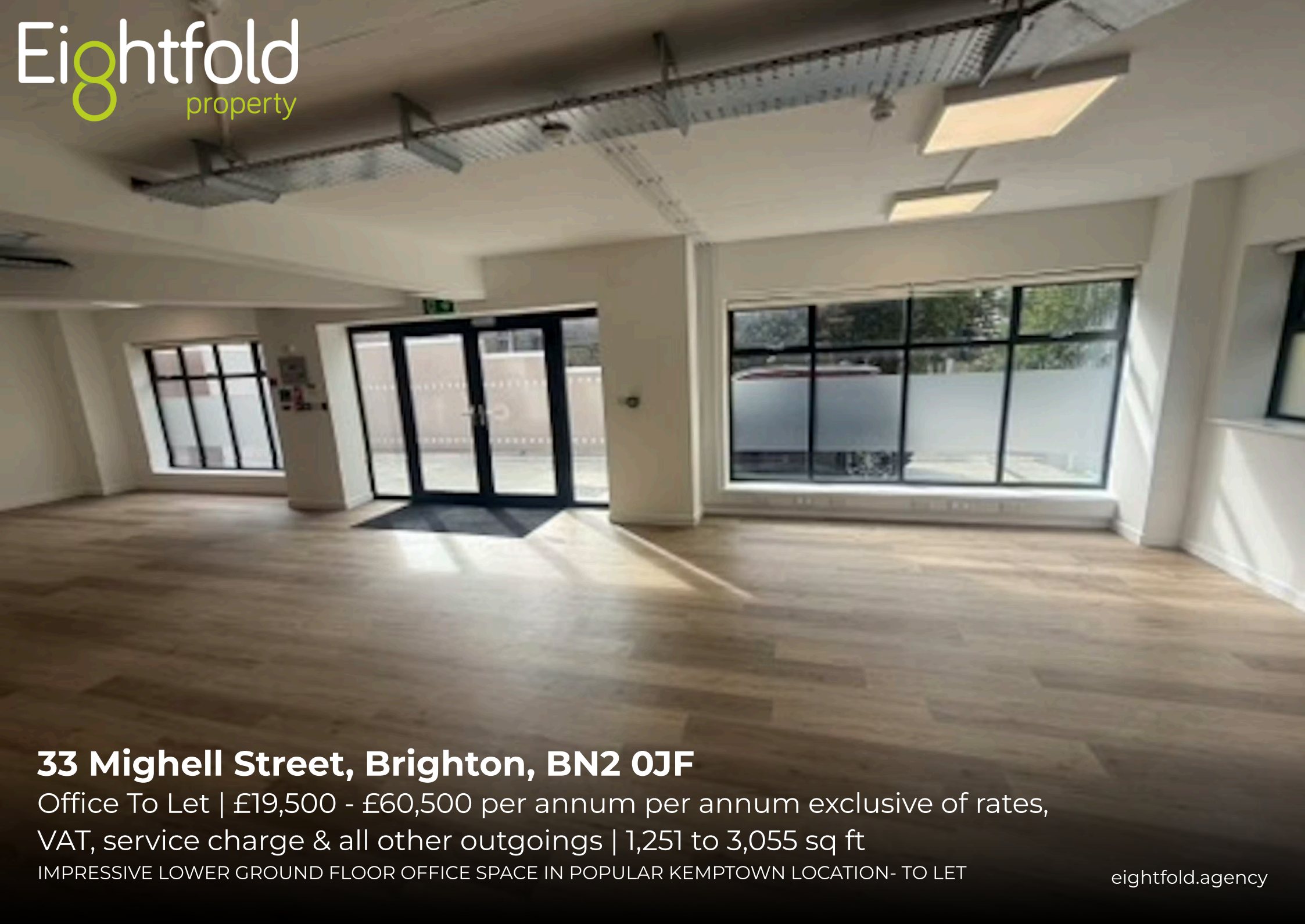


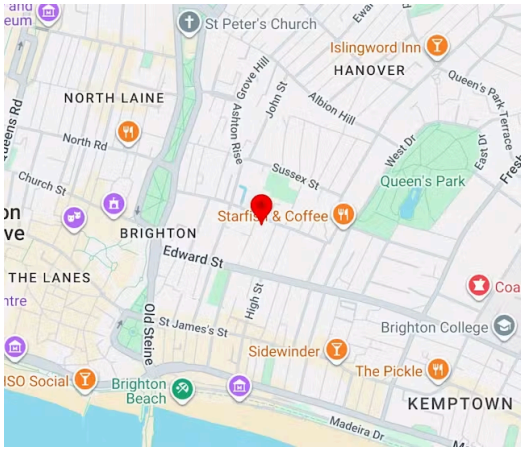
Eightfold property

33 Mighell Street, Brighton, BN2 0JF

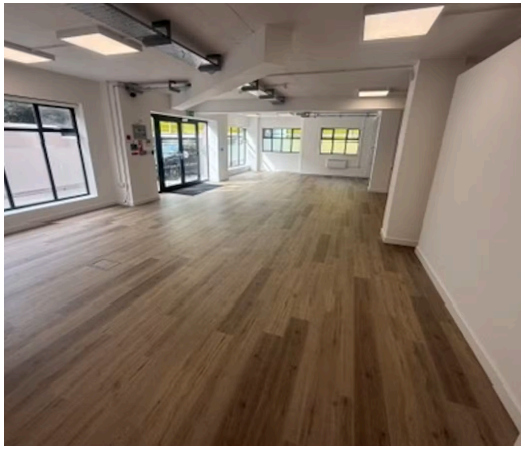
Office To Let | £19,500 - £60,500 per annum per annum exclusive of rates, VAT, service charge & all other outgoings | 1,251 to 3,055 sq ft

IMPRESSIVE LOWER GROUND FLOOR OFFICE SPACE IN POPULAR KEMPTOWN LOCATION- TO LET

eightfold.agency







Description

Forming part of a mixed use development built in the last 10 years the ground floor comprises 2 recently refurbished office units. With newly fitted wood effect vinyl flooring the space presents very well creating 2 outstanding workspaces

Location

The building is situated on the corner of Carlton Hill & Mighell Street adjacent to the Amex HQ & The Edward Street Quarter where the likes of Octopus Energy, Natwest & Knights Solicitors occupy . Also nearby is The Circus Street Development is also nearby where where Fumi Japanese restaurant is located along with South East Dance. The popular Queens park is a few minutes walk away as is Brighton City Centre & The seafront, whilst Brighton Station is approximately 15 minutes walk away.

Accommodation

Description	sq ft	sq m	Rent	Rates Payable
Eastern Unit, 33 Mighell street	1,251	116.22	£19,500 /annum	£8,748 /annum
Western Unit, 33 Mighell street	1,804	167.60	£41,000 /annum	£11,232 /annum
Total	**3,055**	**283.82**		

Terms

The 2 spaces are available either together or separately by way of a new effective full repairing & insuring lease for a minimum term of 5 years.

Summary

- Rent: £19,500 - £60,500 per annum per annum exclusive of rates, VAT, service charge & all other outgoings
- Service charge: A service charge will be payable based on a fair proportion of expenditure to the whole builing.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (26)
- Lease: New Lease
- Terms: 5 years

Further information

- View details on our website
- View Microsite

Contact & Viewings



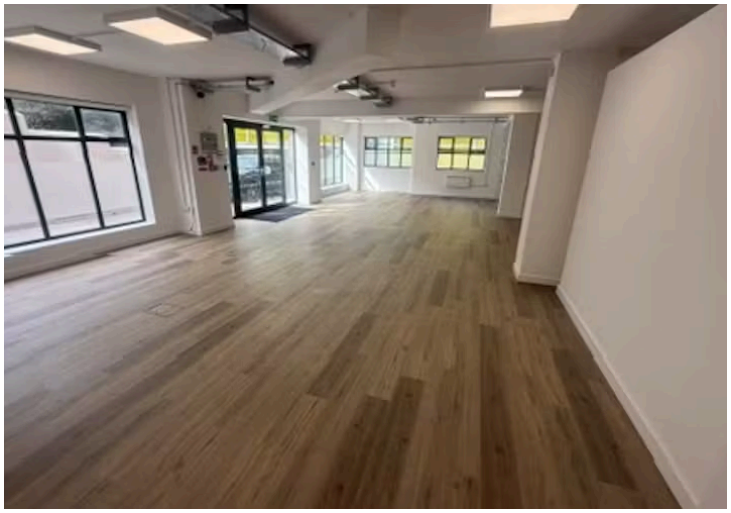
Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency

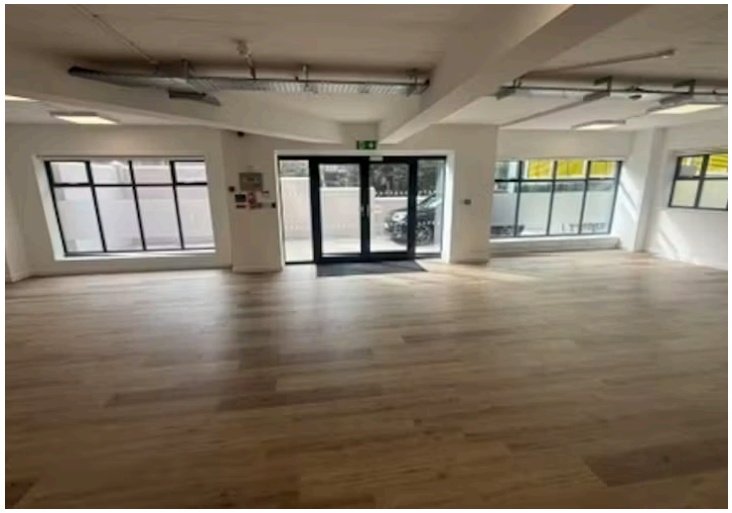
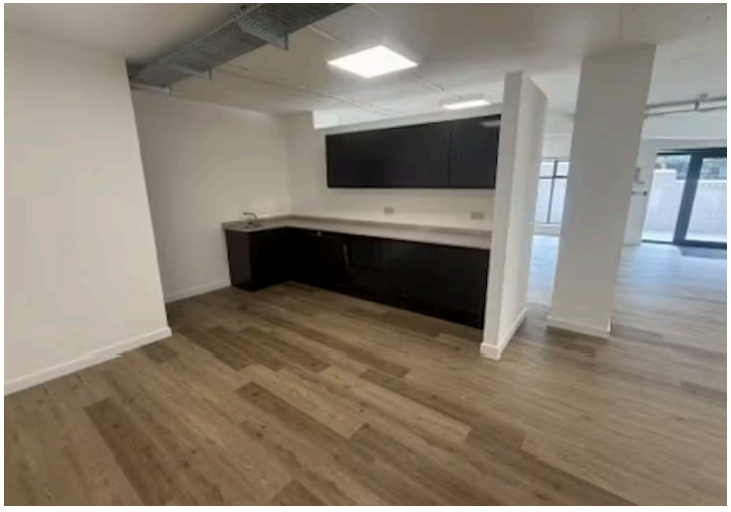


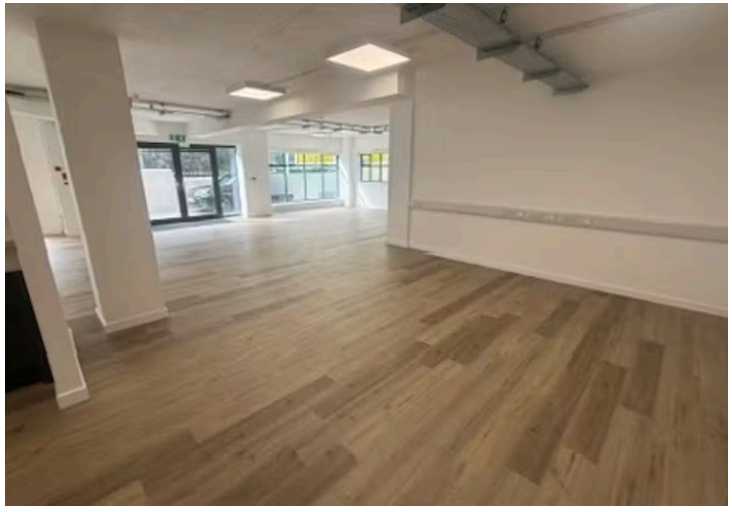
Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

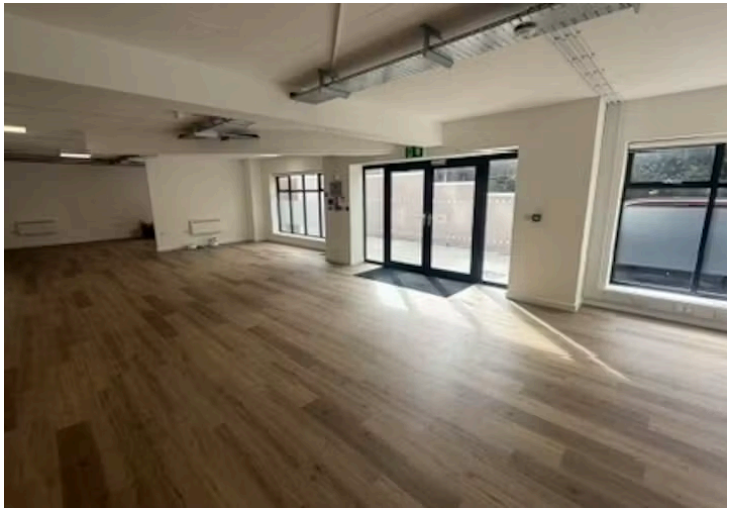
Mr Richard Lowrey (Newlar Property)
01273 779777
richard@newlandsproperty

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.








Energy performance certificate (EPC)

33 Mighell Street
BRIGHTON
BN2 0JF

Energy rating

B

Valid until 19 November 2028

Certificate number

9286-3090-0988-0390-6095

Property type

B1 Offices and Workshop businesses

Total floor area

352 square metres

Rules on letting this property

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

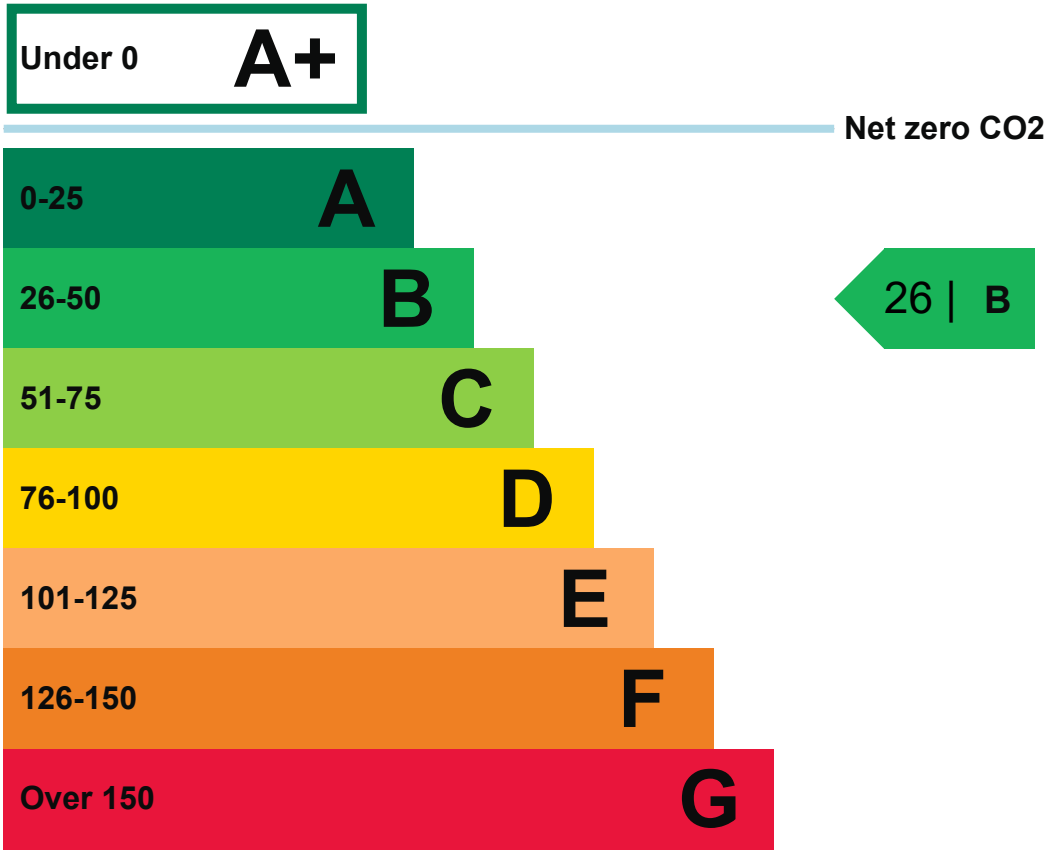
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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).

Energy efficiency rating for this property

This property's current energy rating is B.



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

28 | B

If typical of the existing stock

75 | C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level
5

Building emission rate (kgCO2/m2 per year)
16.11

Primary energy use (kWh/m2 per year)
94

▶ 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/0620-0348-8989-6990-0096).

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
George Kent

Telephone
07792 670 919

Email
george@impactsustainability.co.uk

Accreditation scheme contact details

Accreditation scheme
CIBSE Certification Limited

Assessor ID
LCEA200921

Telephone
020 8772 3649

Email
epc@cibsecertification.org

Assessment details

Date of assessment
16 October 2018

Date of certificate
20 November 2018

Employer
Delta Green Environmental Design Ltd

Employer address
Number 2 Station Farm Barns Station Road, Glynde, BN8 6SB

Assessor's declaration
The assessor is not related to the owner of the property.

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.

There are no related certificates for this property.