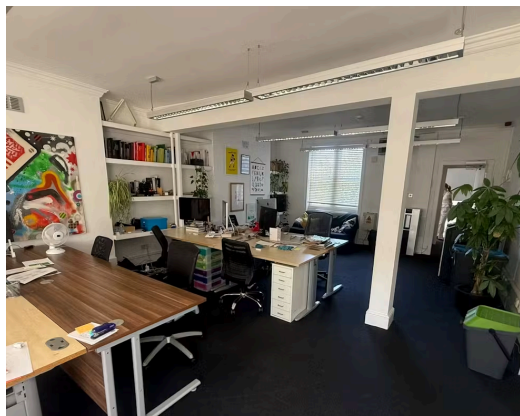
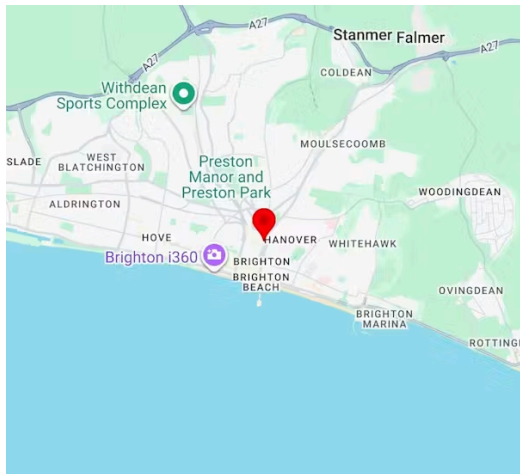




4 St. Georges Place, Brighton, BN1 4GA

Office To Let | £15,260 per annum Inclusive of electric, water & internet,
exclusive of rates, VAT and all other outgoings. | 436 sq ft

Great offices to let on the edge of The North Laine on a semi inclusive basis with parking options



Description

Office space arranged on the 2nd Floor of this imposing & impressive building in St Georges Place, Brighton that is the home of a long established Brighton Creative. Accessed at upper ground floor level through an impressive space occupied by the head tenant the space also benefits from shared kitchen facilities. Parking is available at an additional cost for up to 2 spaces. Please also note that the lift in the building is not functional.

Location

This property is situated on St Georges Place, between Gloucester Street & Trafalgar Street. Nearby occupiers include, North Laine Brewhouse, Shuffle Bar, The Eagle, La Choza, Tutto and Moksha Cafe. Brighton railway station is a circa 6 minute walk.

Accommodation

Name	sq ft	sq m
2nd - Office	436	40.51
Total	436	40.51

Terms

Available on an internal repairing insuring lease inclusive of service charge exclusive of rates & comms for a minimum term of 3 years. A rent deposit is required subject to status which is likely going to be between 3 & 6 months rent.

Summary

- Rent: £15,260 per annum Inclusive of electric, water & internet, exclusive of rates, VAT and all other outgoings.
- Business rates: TBA however we anticipate the space will qualify for small business rate relief
- Service charge: n/a
- Car parking charge: £1,500 per space / annum
- VAT: Not applicable
- Legal fees: Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of legal documentation.
- EPC: E (103)
- Lease: New Lease
- Terms: 3 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



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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 viewings where required searches will be

Energy performance certificate (EPC)

4 St Georges Place
BRIGHTON
BN1 4GA

Energy rating

E

Valid until:

15 September 2035

Certificate number:

0917-0202-1305-6601-2104

Property type

Offices and Workshop Businesses

Total floor area

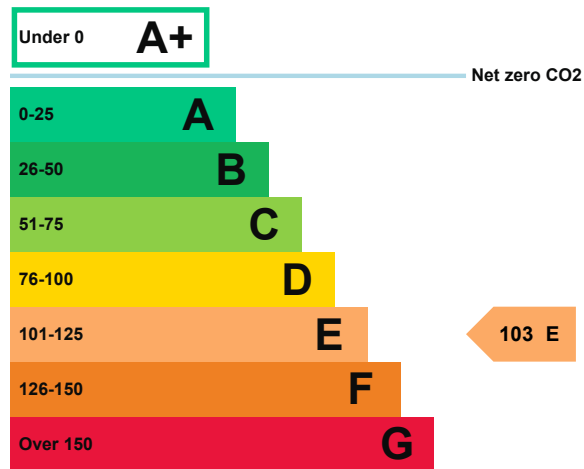
331 square metres

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 E.



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

24 A

If typical of the existing stock

95 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	28.97
Primary energy use (kWh/m ² per year)	192

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2060-4701-1050-1201-6295\)](/energy-certificate/2060-4701-1050-1201-6295).

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	Gary Romaine
Telephone	0800 170 1201
Email	gary.r@easyepc.org

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	QUID210142
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 September 2025
Date of certificate	16 September 2025

Designate, 4 St. Georges Place, Brighton, BN1

