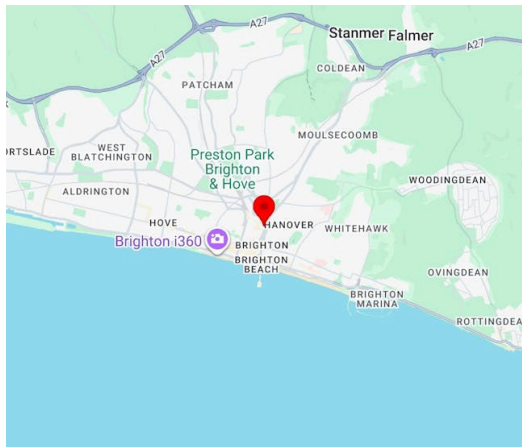




4 St. Georges Place, Brighton, BN1 4GA

Office To Let | £14,700 per annum | 452 sq ft

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



Description

A lower ground floor office space, that forms part of this imposing building in St Georges Place, Brighton that is the home of a long established Brighton Creative. with access vi both the communal front door at upper ground floor level as well having its own entrance at lower ground floor the spaces offers a great space for media & design based businesses. Please note some images are AI generated for inspiration & to show how the office could be laid out. This is not how the office will be provided.

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
Basement	452	41.99
Total	452	41.99

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.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations. There will be a charge of £50 plus VAT per person requiring a search to be carried out.



Summary

- Rent: £14,700 per annum
- Business rates: £3,024 per annum if your only premises this property may qualify for 100% small business rate relief
- Car parking charge: £1,500 per space / annum
- 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



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

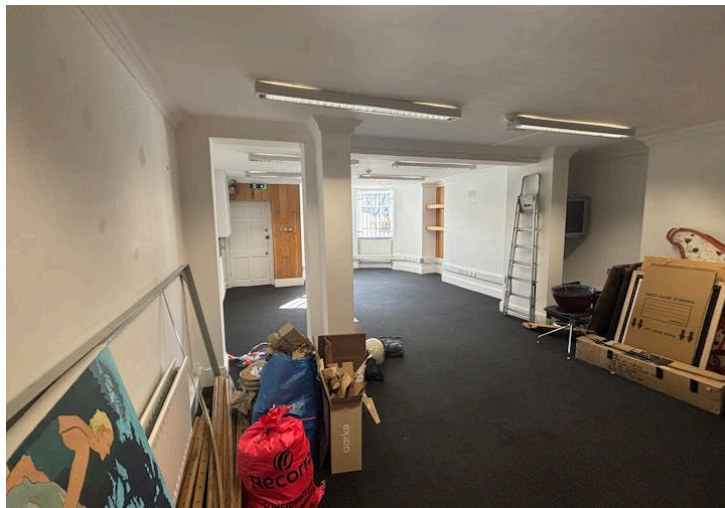
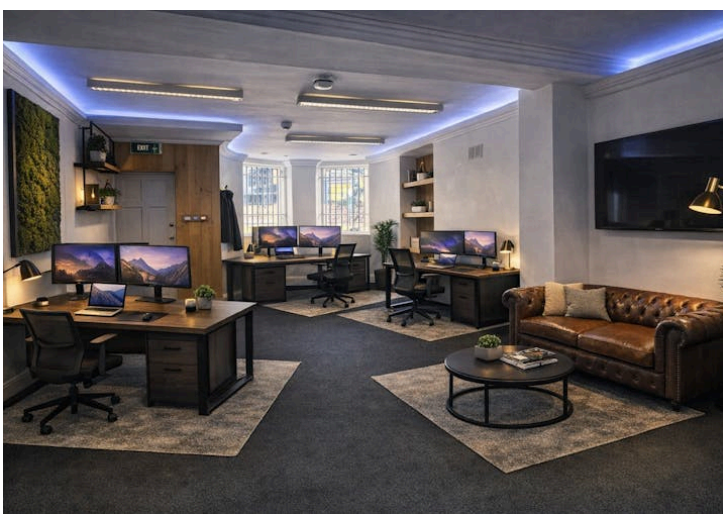
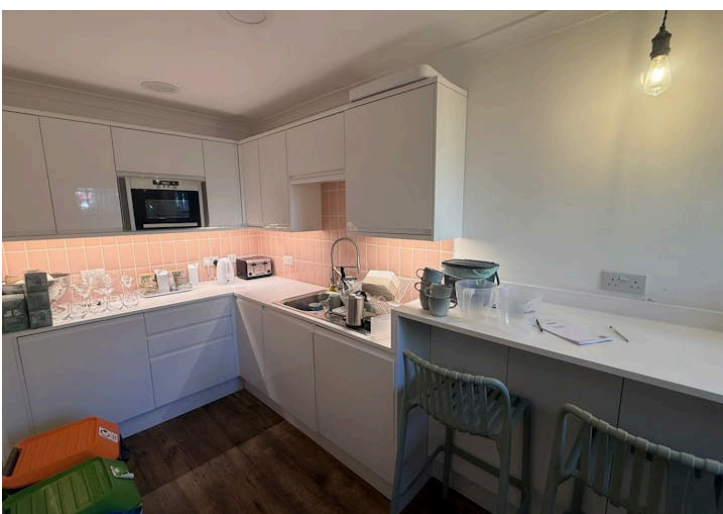


Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



James Hawley
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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 tenant in respect of these details. It remains a choice for prospects to



Energy performance certificate (EPC)

4 St Georges Place BRIGHTON BN1 4GA	Energy rating	Valid until: 15 September 2035
	E	Certificate number: 0917-0202-1305-6601-2104

Property type Offices and Workshop Businesses

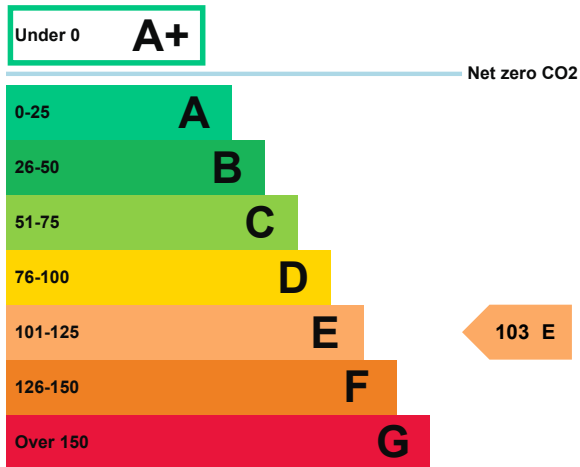
Total floor area 331 square metres

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.

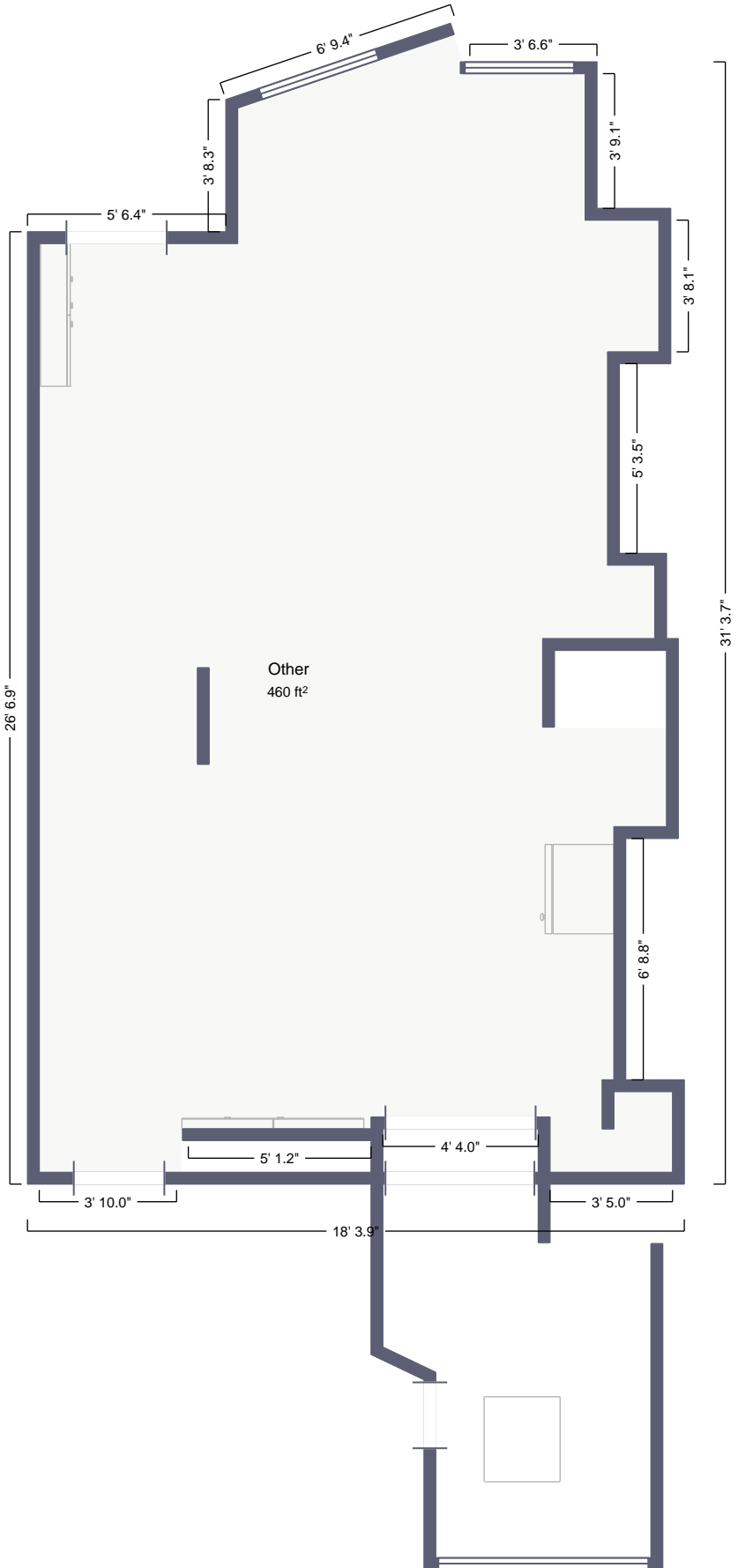
Accreditation scheme	Quidos Limited
Assessor's ID	QUID210142
Telephone	01225 667 570
Email	info@quidos.co.uk

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

LG 4 St Georges Place

Approximately 490 ft² total



3 ft

