

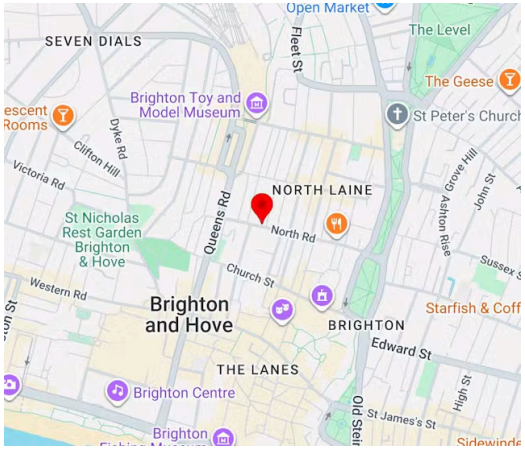
Eightfold property

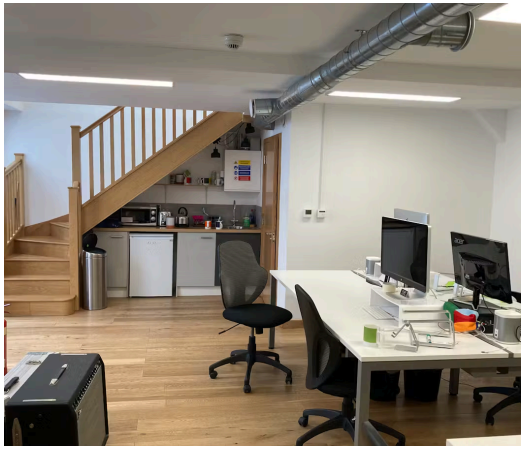
Unit 4, Diplocks Yard, Brighton, BN1 1YD

Office To Let | £23,000 per annum Exclusive of service charge, rates VAT & all other outgoings. | 811 sq ft

OUTSTANDING NORTH LAINE GROUND & FIRST FLOOR OFFICES TO LET

eightfold.agency







Description

A superb light & airy office space arranged over ground & first floor within a private gated mews. A kitchen & WC are located at ground floor with an impressive timber staircase that approaches the first floor where features include Velux windows. Other features include door entry phone, floor to ceiling windows, underfloor heating, LED lighting, Wood Flooring, intercom & air conditioning.

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, Gails Bakery & Pure Gym.

Accommodation

Name	sq ft	sq m
Ground	496	46.08
1st	315	29.26
Total	**811**	**75.34**

Terms

Available by way of anew effective full repairing & insuring lease by way of service charge for a minimum term of 3 years.

Summary

- Rent: £23,000 per annum Exclusive of service charge, rates VAT & all other outgoings.
- Business rates: £6,048 per annum Small business rate relief may be available on this unit.
- Rateable value: £14,000
- Service charge: The current service chrge which is subject to change is £2.50 psf
- Car parking charge: n/a
- EPC: A (18)
- Lease: New Lease
- Terms: 3 years

Further information

- View details on our website
- View Microsite

Contact & Viewings



James Hawley
01273 672999 | 07935 901 877
james@eightfold.agency



Alex Gardner
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alex@eightfold.agency



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max@eightfold.agency

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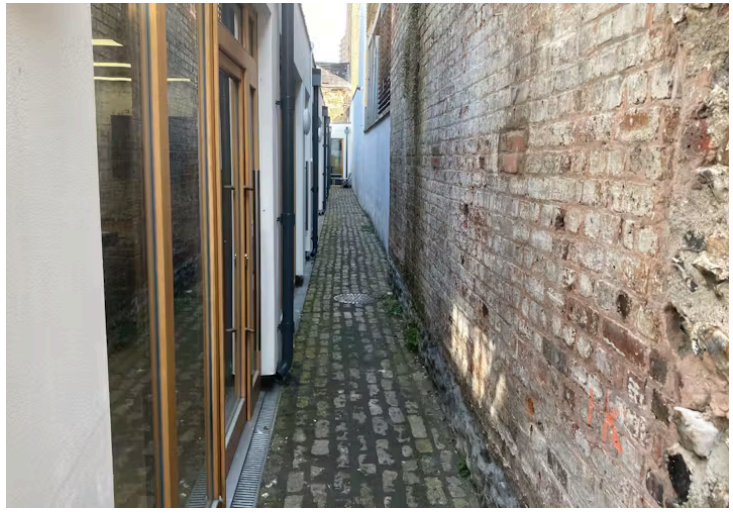
Diplocks Yard
Diplocks
Yard
73

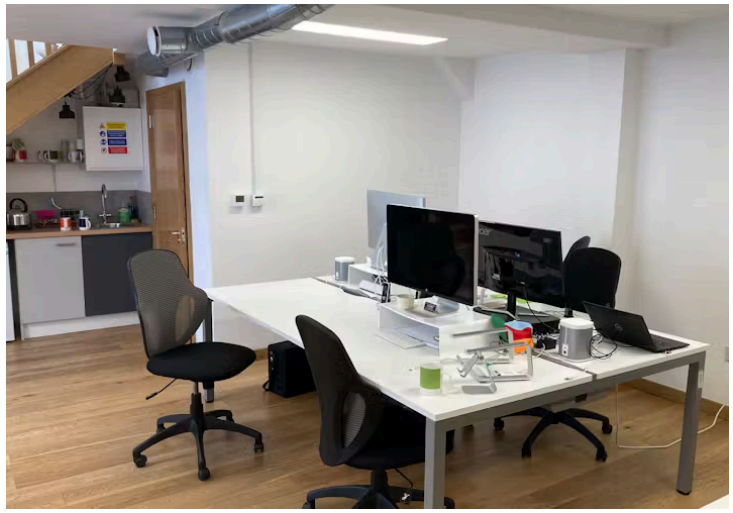



Yard











Energy performance certificate (EPC)

UNIT 4 DIPLOCKS YARD 73 NORTH ROAD BRIGHTON BN1 1YD	Energy rating **A**	Valid until:	**7 April 2031**
		Certificate number:	**0867-2295-4867-6801-9686**

Property type

B1 Offices and Workshop businesses

Total floor area

91 square metres

Rules on letting this property

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

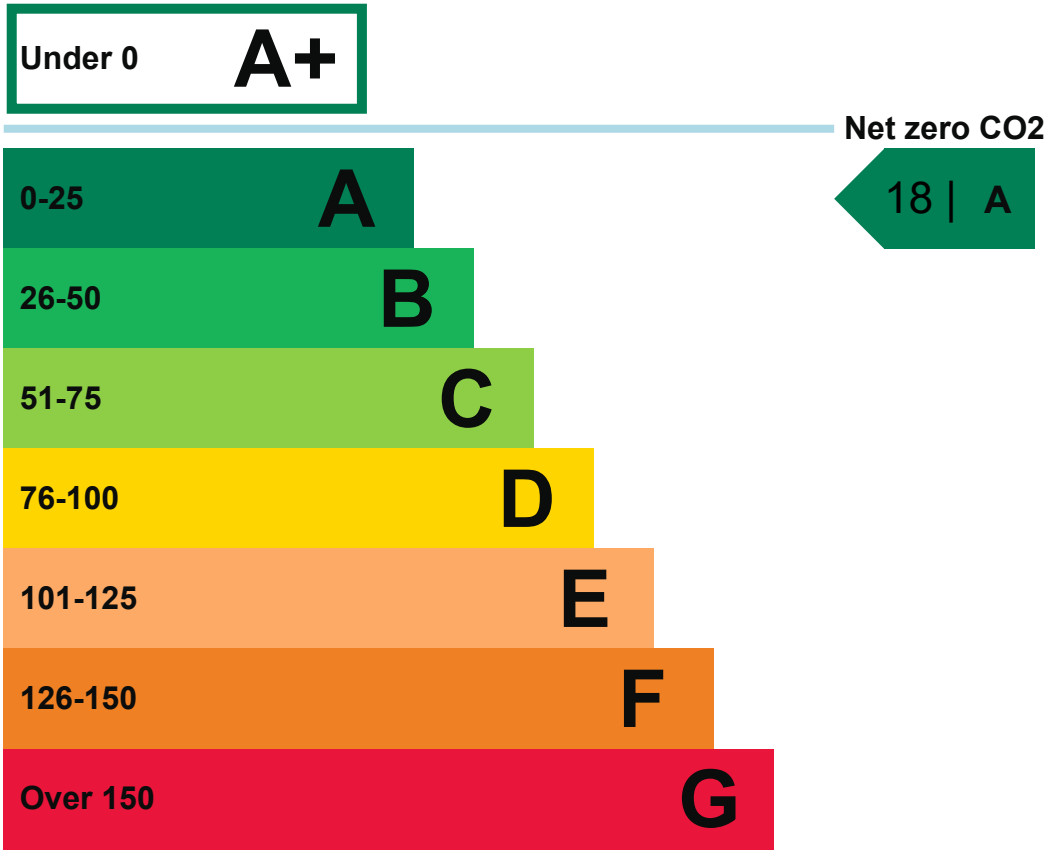
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 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

28 | B

If typical of the existing stock

81 | 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)
15.76

Primary energy use (kWh/m2 per year)
93

▶ 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/3321-5099-4325-5027-5337).

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

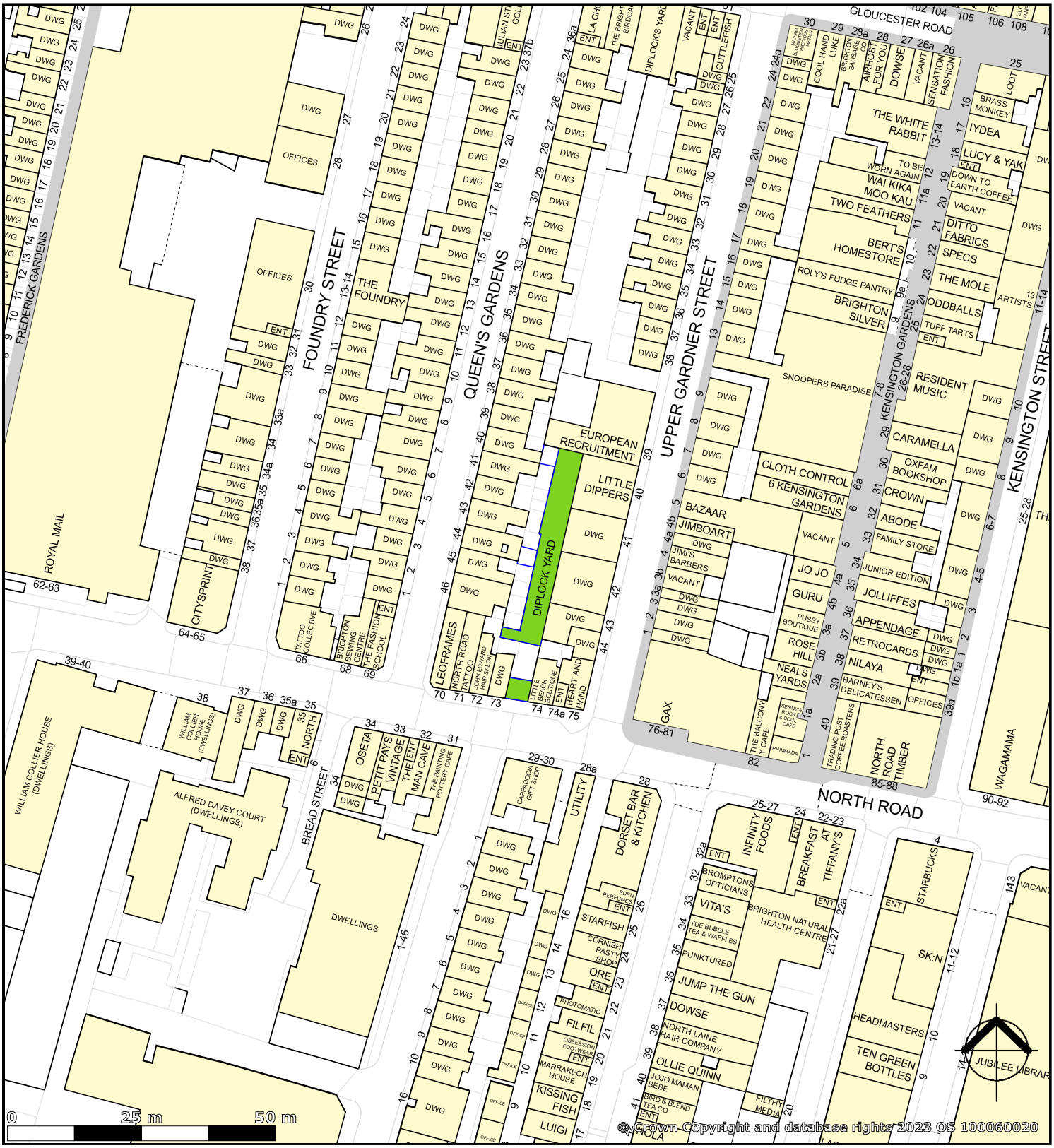
Date of certificate
8 April 2021

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.

There are no related certificates for this property.

Unit 3, Diplocks Yard, 73 North Road, Brighton, BN1



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Plotted Scale - 1:1,000