



OFFICE TO LET

2ND FLOOR FRONT OFFICE, THE OLD GRAIN STORE

127 Gloucester Road, Brighton, BN1 4AF

ONE OF THE GREATEST OFFICES IN BRIGHTON IN
OUR OPINION

749 SQ FT

Eightfold
property

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

Summary

Available Size	749 sq ft
Rent	£26,500 per annum Inclusive of service charge, exclusive of rates, VAT & all other outgoings.
Rateable Value	£15,000 The multiplier for offices will be 43.2p from April 2026
Service Charge	A service charge will be payable which we are advised has recently been in the order of £2.50 psf
VAT	Not applicable
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. This will be provided either by payment or by way of unconditional undertaking between solicitors prior to papers being released
EPC Rating	D (78)

Description

Situated at the front of the 2nd floor of this outstanding building steeped in character. The offices are accessed via a cast iron staircase from the communal ground floor entrance. The offices comprise an impressive space that is predominately open plan with a Kitchen, meeting room & WC. Other features include exposed beams & brickwork, natural wood flooring, Catt II lighting, ceiling fans, network cabling & Velux windows & feature window overlooking Gloucester Road.

Location

This outstanding building is situated at the Eastern end of Gloucester Road, Brighton next to The Eagle & opposite The Basket Makers in the fashionable North Laine area. The property is a few minutes walk from Brighton Station, whilst surrounded by a host of exciting restaurants & retailers including Bills, La Choza, Pizza Express, Fatto A Mano, Flour Pot, Trading Post, Aesop & Resident Music.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
2nd - Office	749	69.58
Total	749	69.58

Terms

Available on a new effective full repairing & insuring lease for a minimum term of 5 years. The lease will be inclusive of service charge exclusive of all other costs.

AML

References & AML searches will be required from incoming parties & will be charged at £75 plus VAT for references & £50 plus VAT for AML searches per person.



Get in touch

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max@eightfold.agency

James Hawley

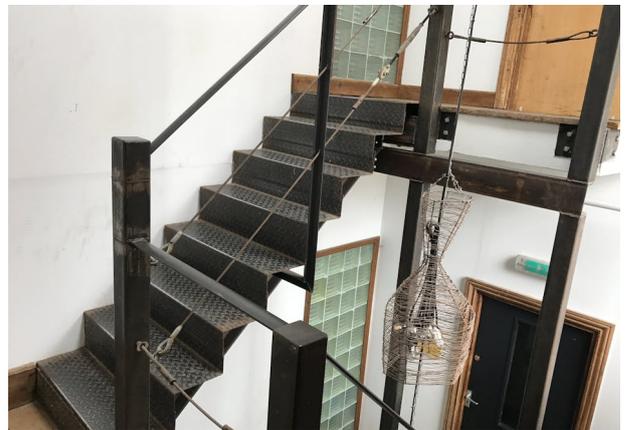
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Eightfold Property

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Energy performance certificate (EPC)

2ND FLOOR The Grain Store 127 Gloucester Road BRIGHTON BN1 4AF	Energy rating D	Valid until: 4 December 2026
		Certificate number: 0881-0336-9659-9629-7092

Property type

B1 Offices and Workshop businesses

Total floor area

219 square metres

Rules on letting this property

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

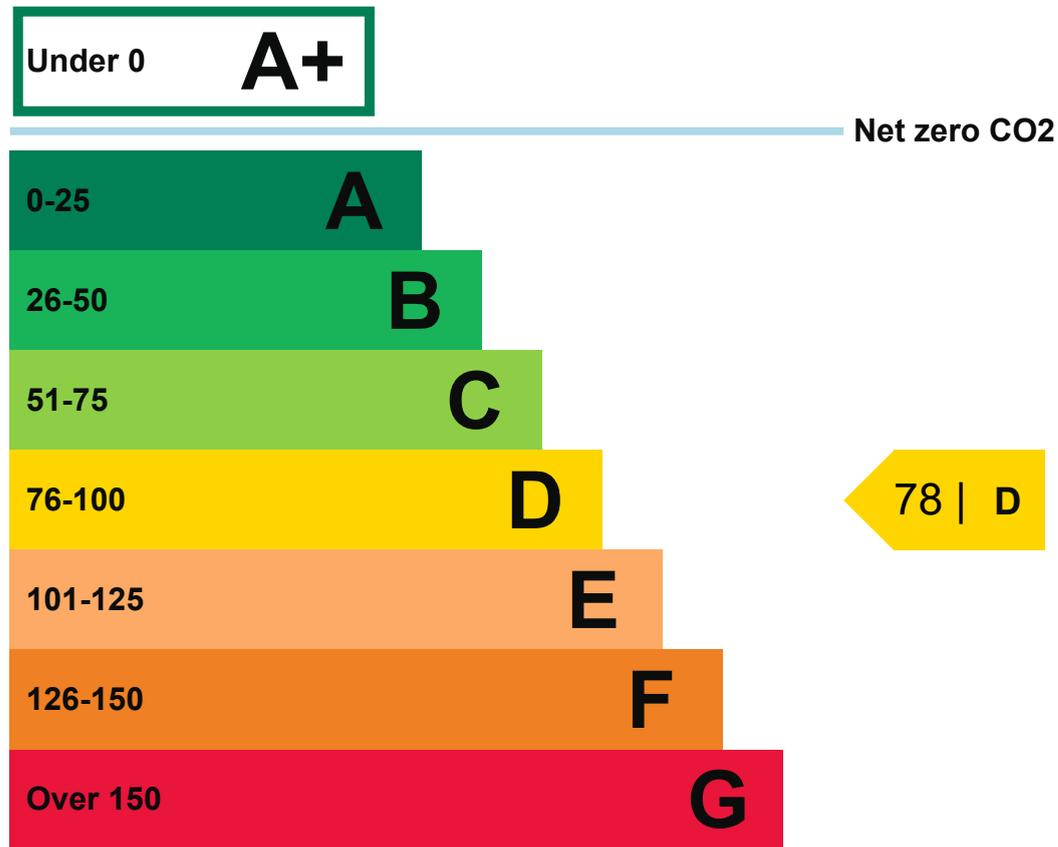
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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) (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 D.



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

23 | A

If typical of the existing stock

67 | C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

65.83

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0799-2399-5640-8690-8613\)](/energy-certificate/0799-2399-5640-8690-8613).

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 Ltd

Employer address

16 Holmes Avenue Hove BN3 7LA

Assessor's declaration

The assessor is employed by the property owner.

Date of assessment

28 November 2016

Date of certificate

5 December 2016

Other certificates for this property

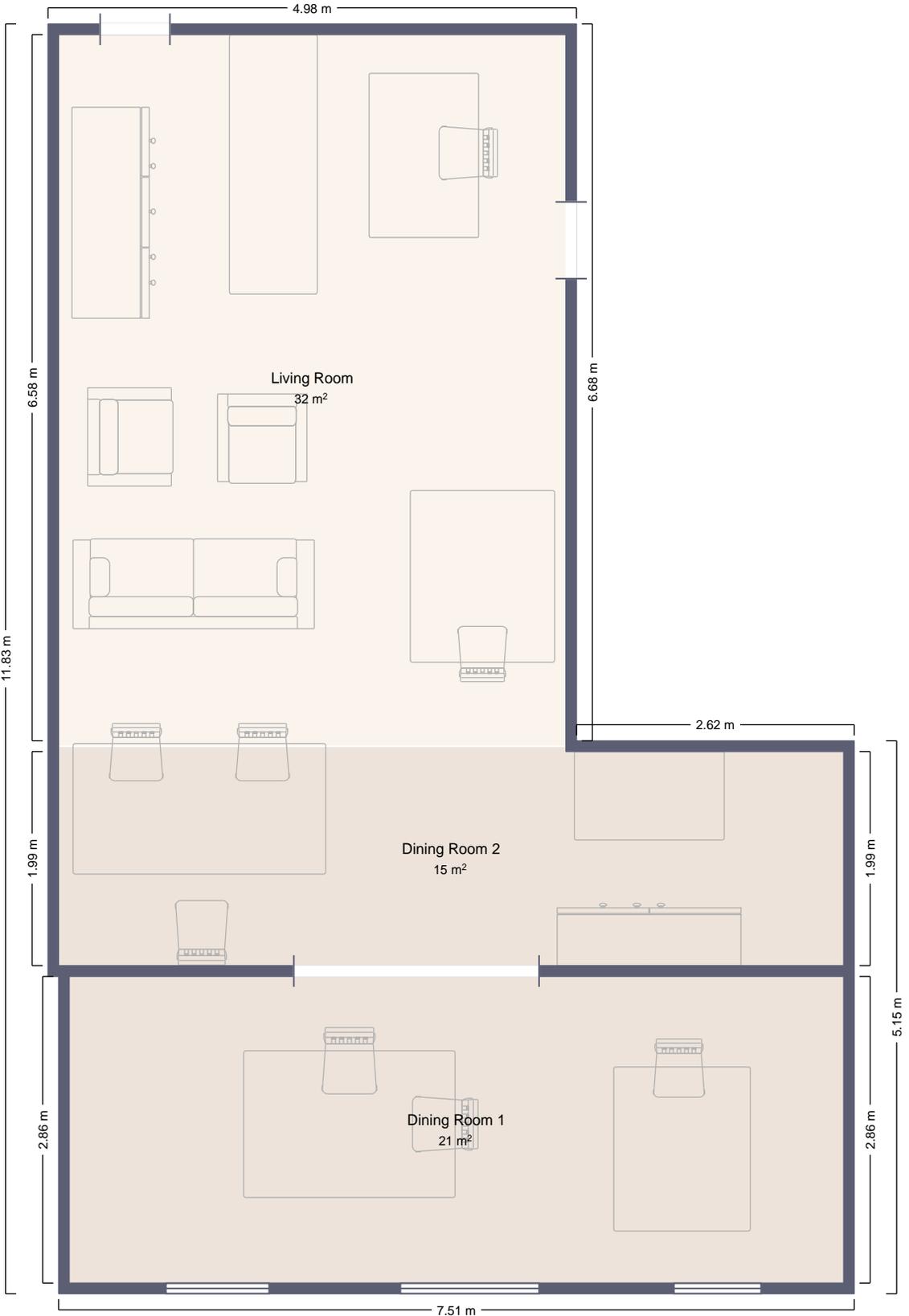
If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Floorplan

126 Gloucester Road, Brighton, England

Approximately 72 m² total



1 m

