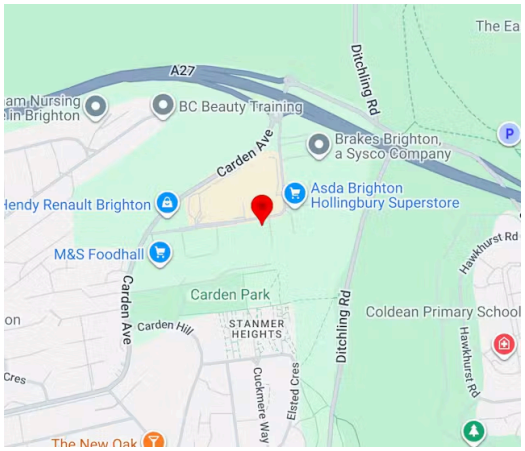



# Sussex House, Crowhurst Road, Brighton, BN1 8AF

Office To Let | £48,300 - £214,560 per annum Exclusive of rates, VAT and all other outgoings. | 3,220 to 14,304 sq ft

OFFICE/ LIGHT INDUSTRIAL SPACE FROM 3220 SQ FT AVAILABLE. WELL LOCATED HOLLINGBURY LOCATION- 4.2M FLOOR TO CEILING HEIGHTS

eightfold.agency








## Description

The property is a substantial mixed-use building home to a diverse range of industrial, office, leisure and medical occupiers. The available space occupies the front and part of the rear of the first floor and has been fitted out to a modern office specification in part. Features include carpet tiled flooring, a suspended ceiling with LED lighting panels, and perimeter trunking, whilst other areas are a shell format & may suit a variety of uses. If taken as a whole the suite also benefits from a fitted kitchen and a selection of meeting rooms alongside a board and training room, a platform lift, and DDA compliant WC facilities. We are advised that the heavy industrial concrete structure is capable of significant loading & also benefits from 4.2 M floor to ceiling heights in place so could suit a variety of users.

## Location

This property is located on Crowhurst Road, just east of Carden Avenue which provides access to both the A27 and A23. Nearby occupiers include, Asda, McDonald's, PHX Gym, Storage Mart, Screwfix, M&S Foodhall, Dunhelm, Pets at Home and Matalan.

### Accommodation

| Name | sq ft | sq m | Rent |
|---|---|---|---|
| 1st - Suite A | 5,576 | 518.03 | £83,640 /annum |
| 1st - Suite B | 5,508 | 511.71 | £82,620 /annum |
| 1st - Suite C | 3,220 | 299.15 | £48,300 /annum |
| **Total** | **14,304** | **1,328.89** | |

## Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed.

## Summary

- Rent: £48,300 - £214,560 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £20,196 per annum based on the 2026 valuation.
- Rateable value: £46,750
- Service charge: A service charge is payable based on a fair proportion of the building, £3 per square foot.
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: B (33)
- Lease: New Lease

## Further information

- View details on our website
- View Microsite

## Contact & Viewings

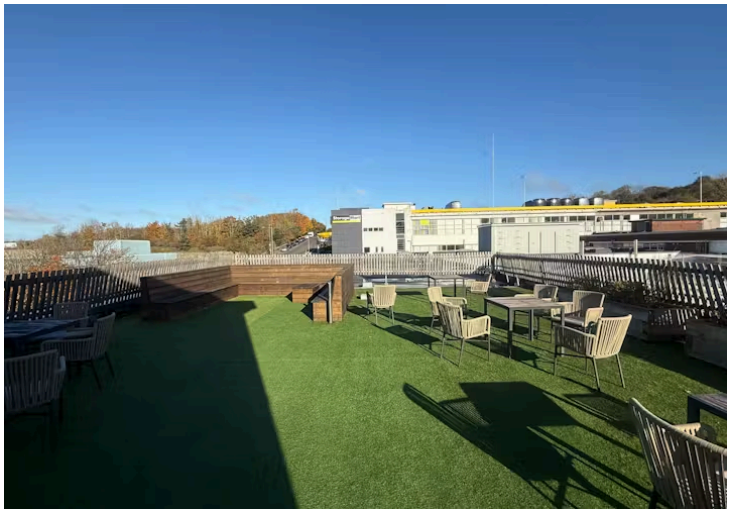


Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



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

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SUSSEX HOUSE


PHX
GYM



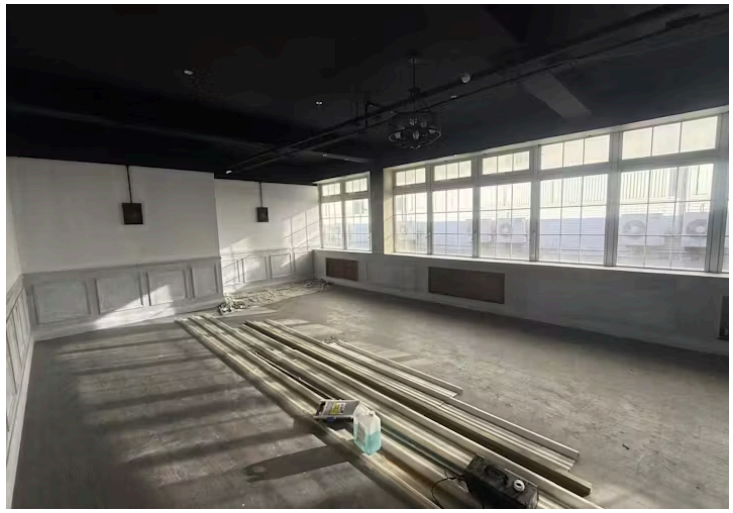


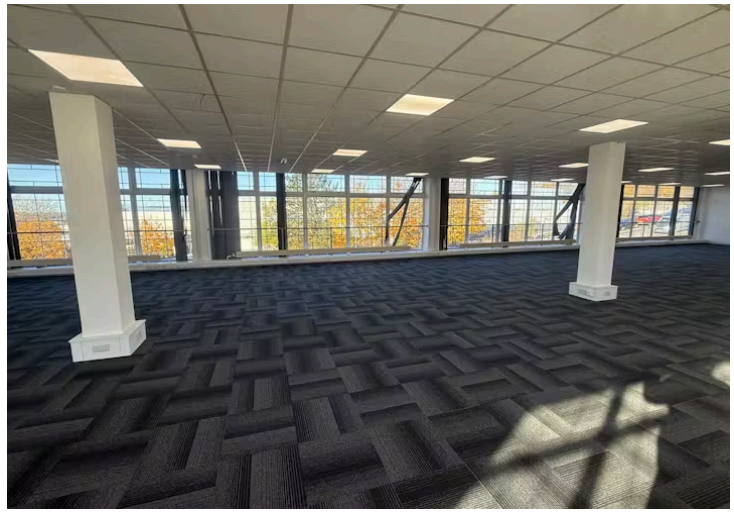












# Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| Sussex House<br>Crowhurst Road<br>BRIGHTON<br>BN1 8AF | Energy rating<br>**B** | Valid until: | **21 February 2034** |
| | | Certificate number: | **0935-5475-2998-9846-4872** |

| | |
|---|---|
| **Property type** | Offices and Workshop Businesses |
| **Total floor area** | 7,700 square metres |

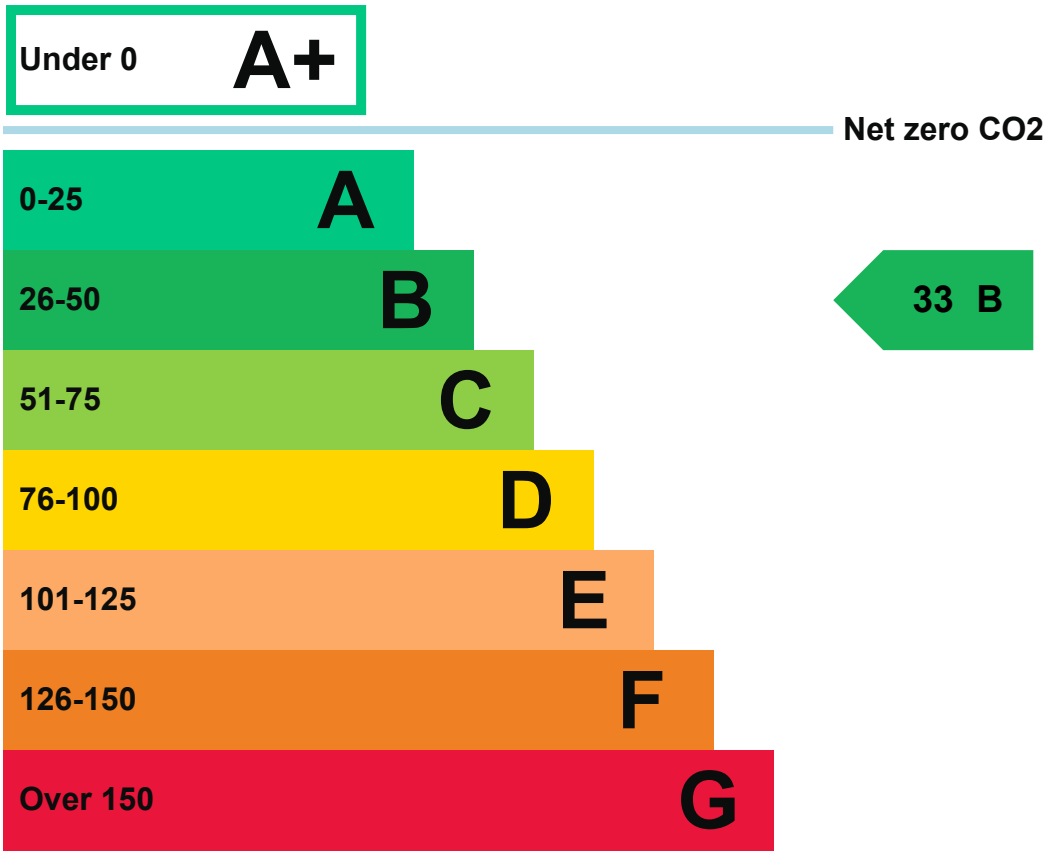
## Rules on letting this property

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

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B.




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** 12 A

**If typical of the existing stock** 47 B

# 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)** | 7.56 |
| **Primary energy use (kWh/m2 per year)** | 82 |

▶ About primary energy use

# Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5152-5327-2715-6243-5034).

# 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** | Richard Quantrill |
| **Telephone** | 07740177672 |
| **Email** | richard.quantrill@nscco.co.uk |

## Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

| | |
|---|---|
| **Accreditation scheme** | Elmhurst Energy Systems Ltd |
| **Assessor's ID** | EES/008161 |
| **Telephone** | 01455 883 250 |
| **Email** | enquiries@elmhurstenergy.co.uk |

## About this assessment

| | |
|---|---|
| **Employer** | NSC Surveys |
| **Employer address** | Bluesky Business Centre, 25 Cecil Pashley Way, Shoreham-by-Sea, BN43 5FF |
| **Assessor's declaration** | The assessor is not related to the owner of the property. |
| **Date of assessment** | 23 January 2024 |
| **Date of certificate** | 22 February 2024 |

# 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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



OGL

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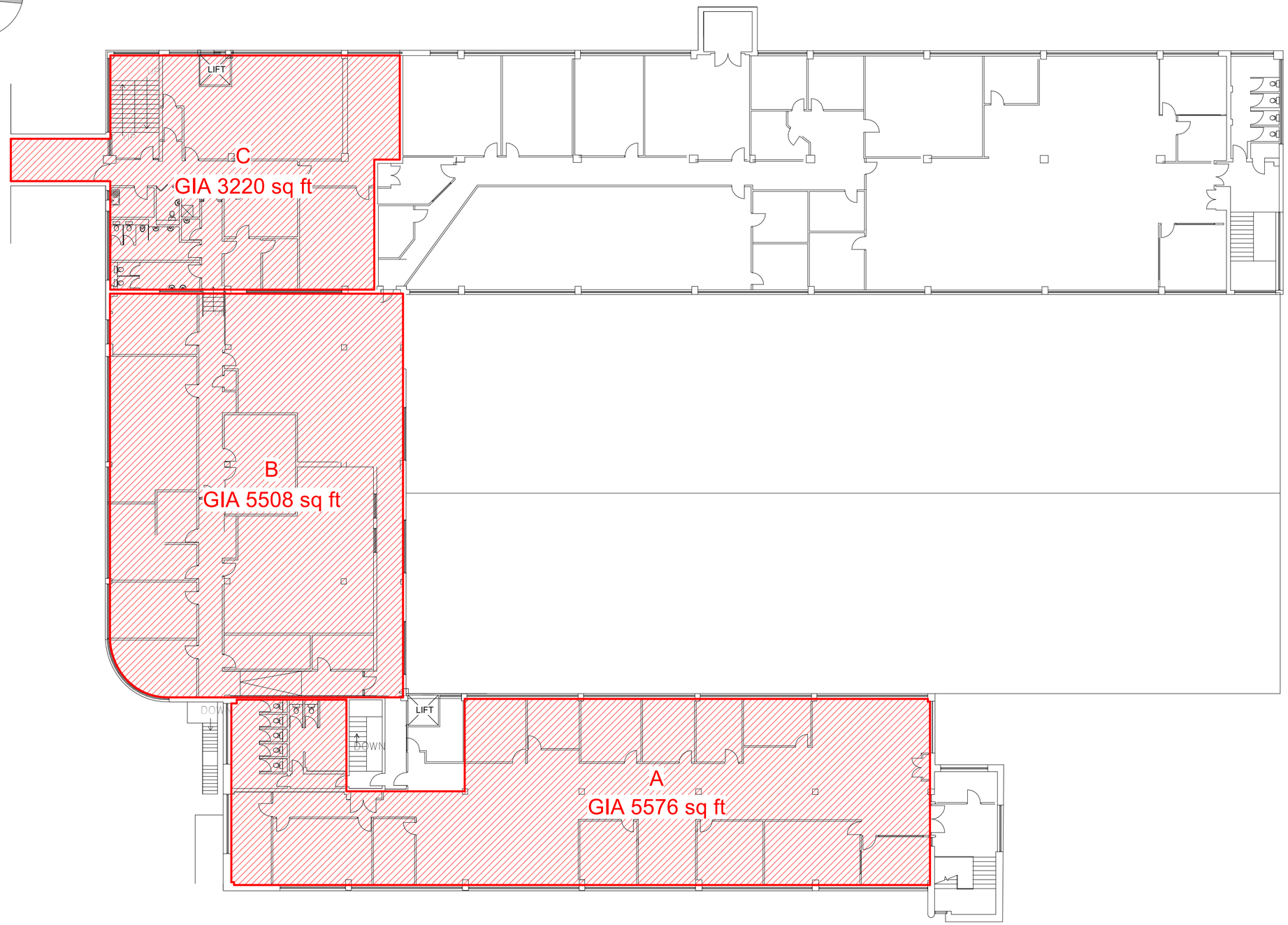



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North

0m 4m 8m 12m 16m 20m

VISUAL SCALE 1:200 @ A2




1 FIRST FLOOR
1 : 200

| Rev | Description | Date |
|---|---|---|
| | | |

KRONA DESIGN
ARCHITECTURAL DESIGN & DRAFTING
4 Union Place | Worthing | BN11 1LG
info@kronadesign.co.uk | kronadesign.co.uk
Tel: 01903 256150 Mob: 07827 994111

PROJECT
Office Space

ADDRESS
Sussex House
Crowhurst Road
Brighton

TITLE
First Floor

CLIENT
Matsim Properties

| DRAWN | STATUS | DATE |
|---|---|---|
| JLB | Design | 05/09/23 |

| SCALE (@ A2) | PROJECT NUMBER |
|---|---|
| 1 : 200 | KD.1494 |

| DRAWING NUMBER | REV |
|---|---|
| A.101 | |

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