



2nd Floor, The Old Grain Store

127 Gloucester Road, Brighton, BN1 4AF

Situated in Brighton's trendy North Laine a former grain store that has been converted to provide cool loft style office space.

2,246 sq ft
(208.66 sq m)

- Rent £56,000 PAX
- Exposed Beams
- Great North Laine location
- Close to Brighton Station
- Character Property

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Summary

Available Size	2,246 sq ft
Rent	£56,000 per annum Per annum exclusive of rates ,service charge, VAT & all other outgoings.
Rates Payable	£11,851.25 per annum
Rateable Value	£23,750
Service Charge	TBA
EPC Rating	D (78)

Description

Situated on the 2nd floor of this building steeped in character, the offices are accessed via an iron staircase from the communal ground floor entrance. The offices comprise an outstanding space that is predominately open plan with a Kitchen, 2 meeting rooms & WC's. Other features include exposed beams & brickwork, natural wood flooring, Catt Il lighting, ceiling fans, network cabling & Velux windows.

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 Cin Cin, La Choza, Chilli Pickle, Fatto A Mano, Aesop & Resident Music.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
2nd - Office	2,246	208.66
Total	2,246	208.66

Viewings

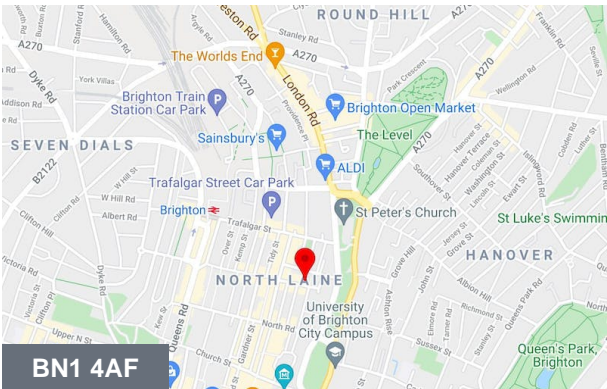
Through agents Eightfold Property.

Terms

Available on a new effective full repairing & insuring lease for a minimum term of 5 years at a rent of £56,000 per annum exclusive.

Legal costs

The incoming tenant will be required to make a contribution of £1000 plus VAT towards the landlords legal costs. An unconditional undertaking will be required when terms are agreed prior to legal documents being provided.



Viewing & Further Information



Max Pollock
07764 794936 | 01273 109104
max@eightfold.agency



James Hawley
07935 901 877 | 01273 093767
james@eightfold.agency



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.

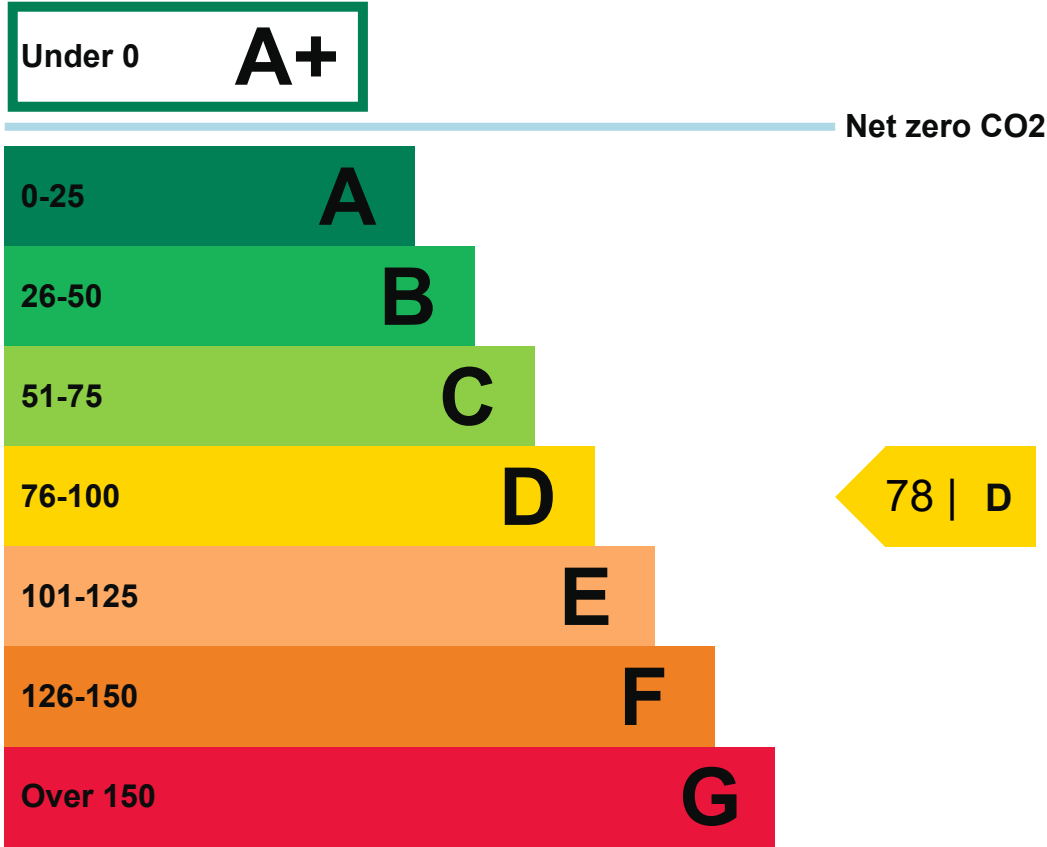
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

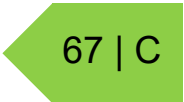
How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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

Telephone01273 321864

Emailjohnhole@epcbrighton.com

Accreditation scheme contact details**Accreditation scheme**Elmhurst Energy Systems Ltd

Assessor IDEES/015102

Telephone01455 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

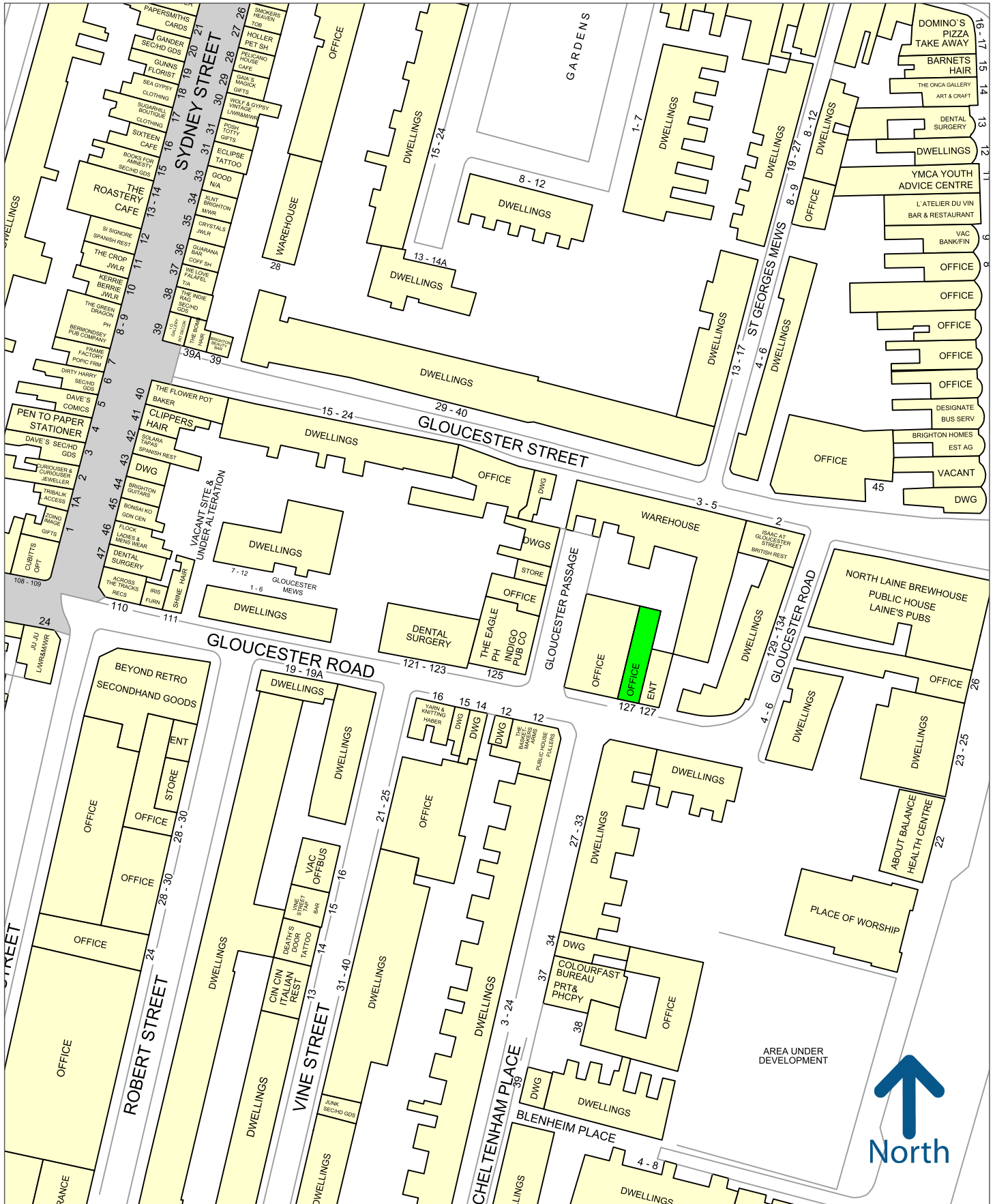
Date of certificate

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.



50 metres

Experian Goad Plan Created: 14/10/2021

Created By: Eightfold Property



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