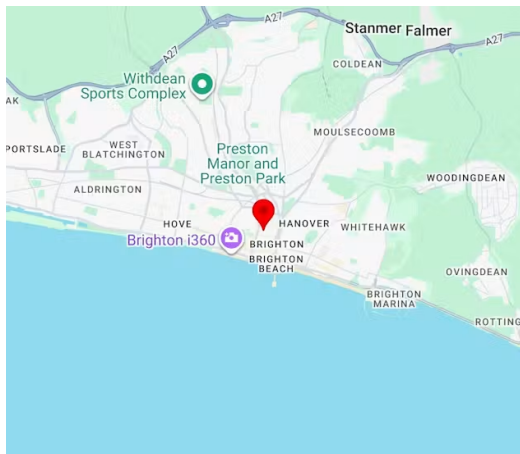


North Road, Brighton, BN1 1YD

Office To Let | £18,500 per annum Exclusive of rates, VAT and all other outgoings. | 607 sq ft

A BRILLIANT MODERN WORKSPACE AVAILABLE IN A GATED DEVELOPMENT IN BRIGHTON'S NORTH LAINE.
AVAILABLE 1ST NOVEMBER 26



Description

A fantastic office space arranged over ground and first floor levels set within a delightful gated mews. The offices benefit from wood flooring throughout, with other features including and intercom, kitchenette, air conditioning, DDA compliant WC and two soundproof zoom rooms. The ground floor benefits from floor to ceiling windows whilst the first floor comprises an open plan space with Velux windows.

Location

This property is situated within Diplocks Yard, a gated mews based on North Road within Brighton's North Laine. Brighton station is a circa 5 minute walk away, whilst the property is surrounded by a number of great occupiers including Gail's bakery, Bills, La Choza, Tonys Original Pizza, The Eagle, Wagamama and The Salt Shed.

Accommodation

Name	sq ft	sq m
Ground	351	32.61
1st	256	23.78
Total	607	56.39

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 3 years. A rent deposit will be required with the amount due subject to status.



Summary

- Rent: £18,500 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £7,236 per annum based on the 2026 valuation.
- Rateable value: £16,750
- Service charge: A service charge is payable based on a fair proportion of the building.
- VAT: Not applicable
- Legal fees: The incoming tenant to make a contribution of £750 plus VAT towards the landlords legal costs. An undertaking to be provided prior to release of documentation.
- EPC: A (21)
- Lease: New Lease
- Terms: 3 years

Further information

- [View details on our website](#)

Contact & Viewings



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

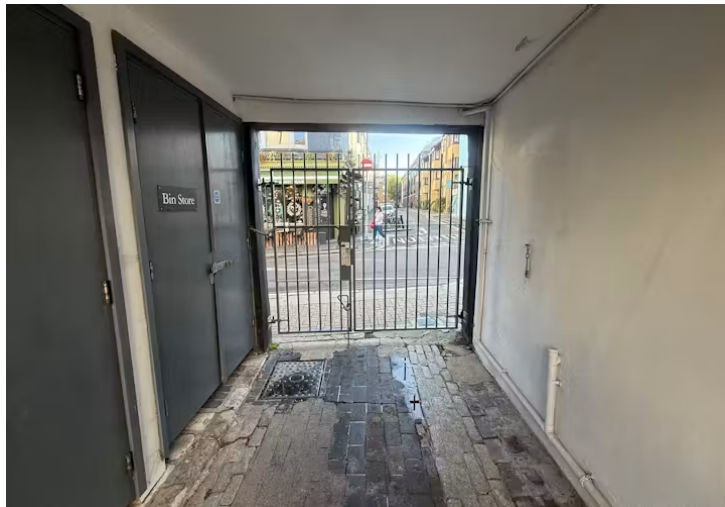


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Energy performance certificate (EPC)

Unit 1 Diplocks Yard 73 North Road Brighton BN1 1YD	Energy rating A	Valid until:	11 April 2031
		Certificate number:	4790-9439- 1050-4950- 6566

Property type	B1 Offices and Workshop businesses
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Total floor area	75 square metres
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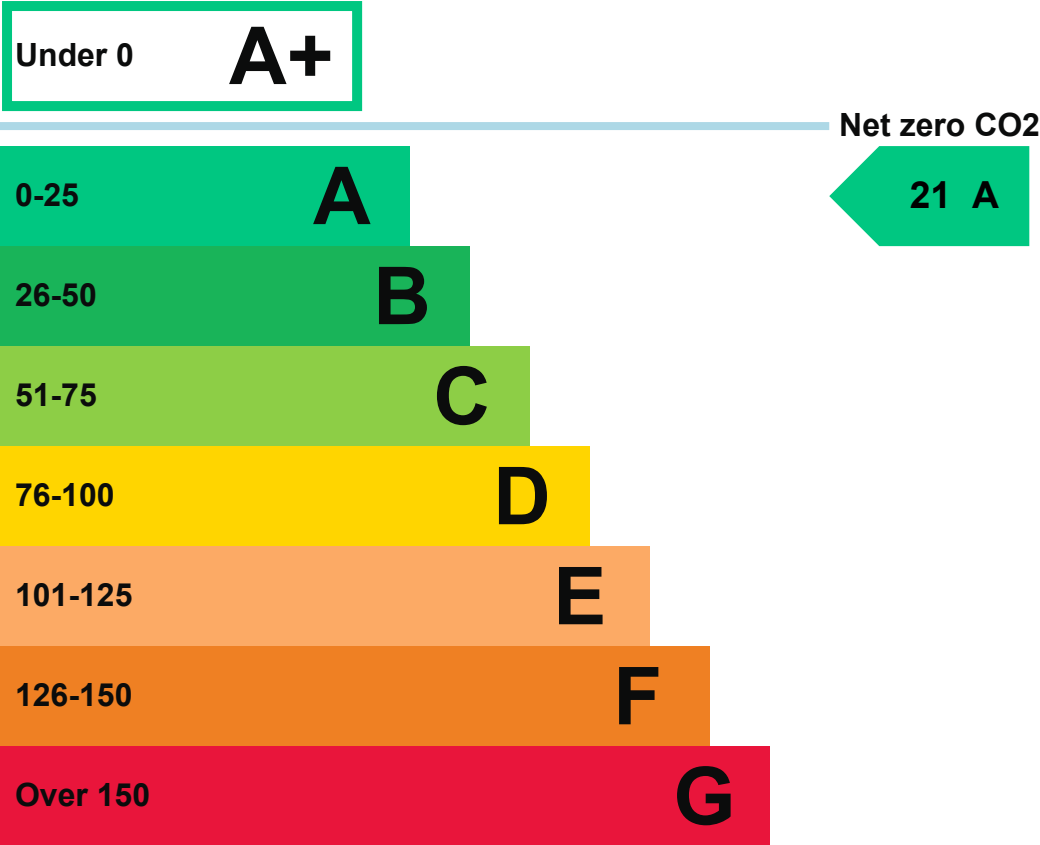
Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 A.



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	29 B
If typical of the existing stock	85 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)	17.45
Primary energy use (kWh/m² per year)	103

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4585-3583-0648-0278-2182\)](/energy-certificate/4585-3583-0648-0278-2182).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

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/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

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

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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