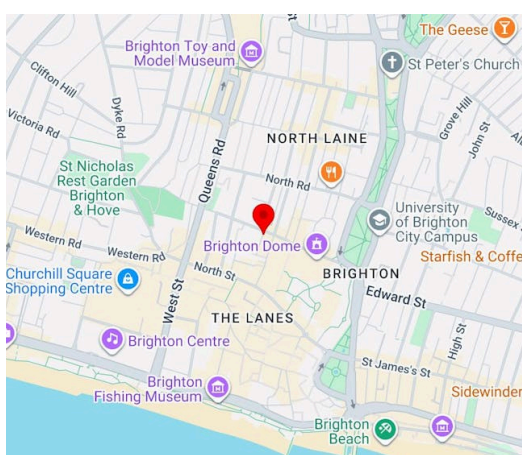


## 9 Church Street, Brighton, BN1 1US

Office To Let | £16,000 per annum exclusive of rates VAT & all other outgoings.

| 562 sq ft

Superb city centre offices with parking to let. Available July 2026



## Description

The premises are accessed via their own entrance on Jew Street & lead to offices arranged as 4 rooms over 1st & 2nd floors with a WC located on the 2nd floor. The offices are well maintained & features include Central Heating, Sash Windows, Integrated Led Spot lights Kitchen Facilities & a Parking Space at ground floor level.

## Location

The property is situated on the corner of Church Street & Jew Street close to Bond Street & Gardner Street as well as the NCP Car Park in Brighton's popular North Laine. Brighton Station is only a short walk away whilst nearby occupiers include Yo Sushi, Chilli Pickle, Gresham Blake, Cote & Jo Jo Maman Bebe.

## Accommodation

Name	sq ft	sq m
1st - Office	306	28.43
2nd - Office	256	23.78
<b>Total</b>	<b>562</b>	<b>52.21</b>

## Terms

Available by way of a new lease for a minimum term of 3 years on an effective full repairing & insuring basis from July 2026

## Summary

- Rent: £16,000 per annum exclusive of rates VAT & all other outgoings.
- Business rates: £5,508 per annum Subject to status this property can qualify for a small business rate relief discount.
- VAT: Not applicable
- Legal fees: The incoming party to make a contribution of £1000 plus VAT towards the landlords legal costs.
- EPC: C (66)
- Lease: New Lease
- Terms: 3 years

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings

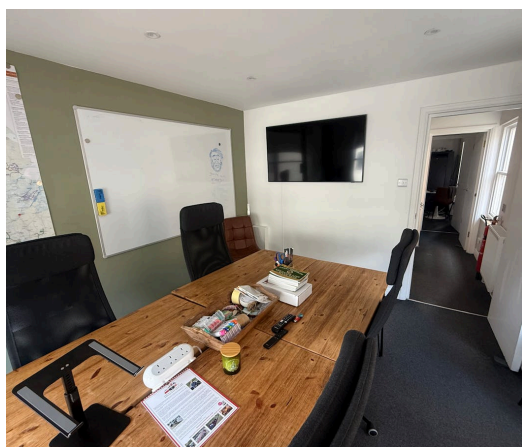


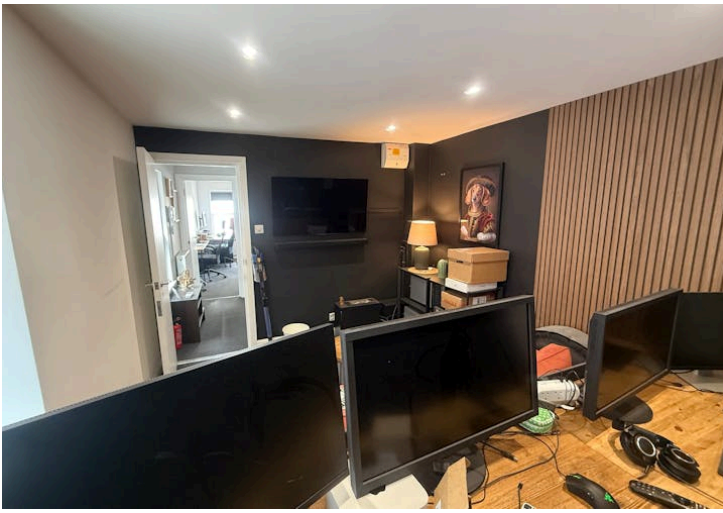
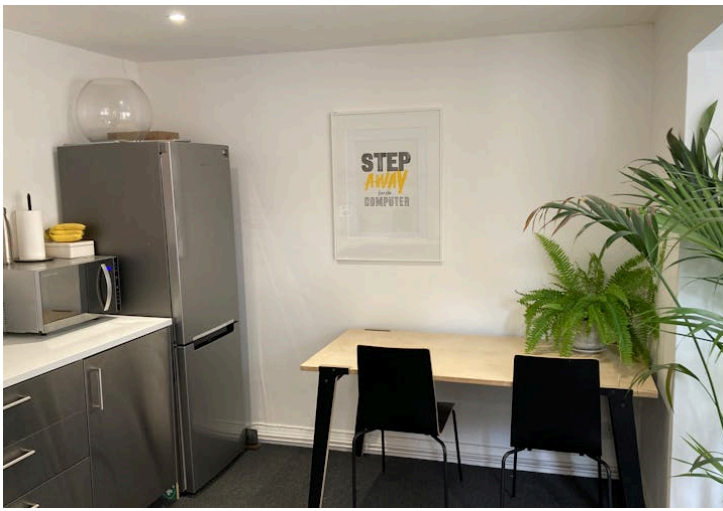
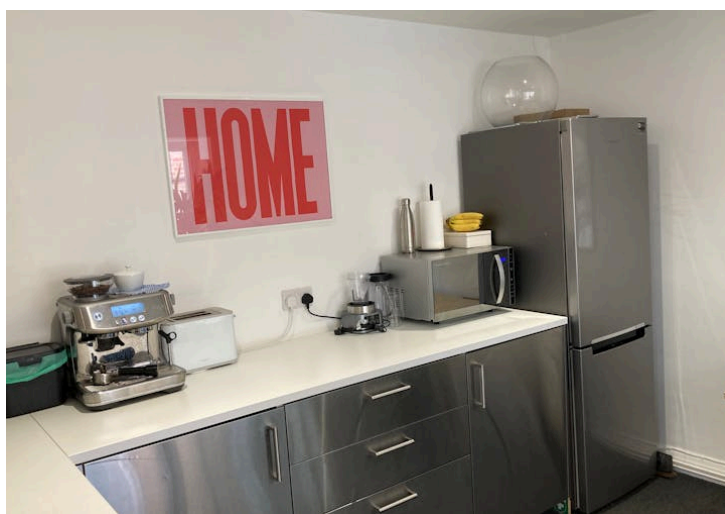
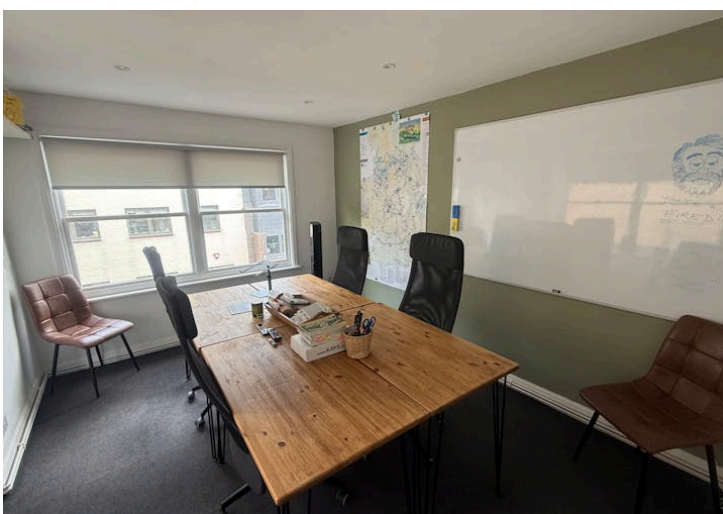
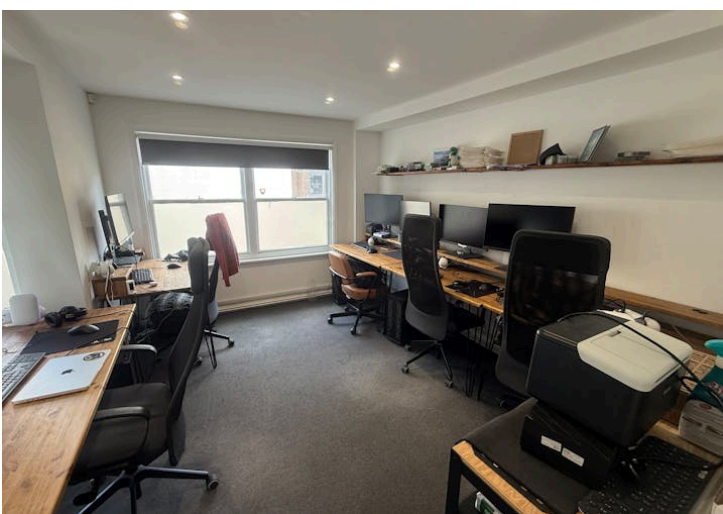
Max Pollock  
01273 672999 | 07764 794936  
max@eightfold.agency



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

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.





# Energy performance certificate (EPC)

1st & 2nd Floor, 9 Church Street  
1 Jew Street  
Brighton  
BN1 1US

Energy rating

C

Valid until: 12 January 2032

Certificate number: 6480-7125-6876-3978-7873

Property type

B1 Offices and Workshop businesses

Total floor area

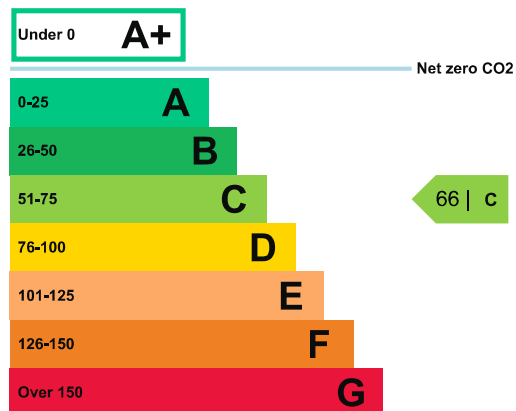
71 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is C.



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

26 | B

If typical of the existing stock

75 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

51.54

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Primary energy use (kWh/m<sup>2</sup> per year)

295

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3550-4066-4669-7142-4249\)](#).

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## 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	Stuart Foster
Telephone	01273458484
Email	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/007985
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Skyline Energy Assessors
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 January 2022
Date of certificate	13 January 2022

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The Gallery, 9 Church Street, Brighton, BN1

