



MODERN OFFICE UNIT TO LET

EASTERN OFFICE, KEMPTOWN HOUSE

33 MIGHELL STREET, BRIGHTON, BN2 0JF

**Modern air conditioned
offices to let- rent free
available subject to terms**

1,251 sq ft
(116.22 sq m)

- Rent £20,000 PAX
- Modern Building
- Close to new Edward Street Quarter & Circus Street Developments
- Self Contained
- Air conditioning

EASTERN OFFICE, KEMPTOWN HOUSE, 33 MIGHELL STREET, BRIGHTON, BN2 0JF

Summary

Available Size	1,251 sq ft
Rent	£20,000 per annum per annum exclusive of rates, VAT & all other outgoings.
Rates Payable	£7,984 per annum
Rateable Value	£16,000
VAT	Applicable
EPC Rating	B (26)

Description

An self contained modern ground floor office suite benefitting from features such as air conditioning, 2 WC's, Kitchen area, Glass partitioned meeting room & LED recessed lighting on a suspended ceiling.

Location

The building is situated on the corner of Carlton Hill & Mighell Street adjacent to the new Amex building & Edward Street Quarter development that is taking shape, whilst the Circus Street Development is also nearby. The popular Queens Park is a few minutes walk where award winning cafe Starfish & Coffee is located. Brighton City Centre, Brighton Station & the seafront are all within walking distance.

Accommodation

The accommodation comprises of the following

Description	Sq ft	Sq m	Rent
Eastern Unit, 33 Mighell street	1,251	116.22	£20,000 per annum exclusive of rates, service charge, VAT & all other outgoings payable quarterly in advance.
Total	1,251	116.22	

Terms

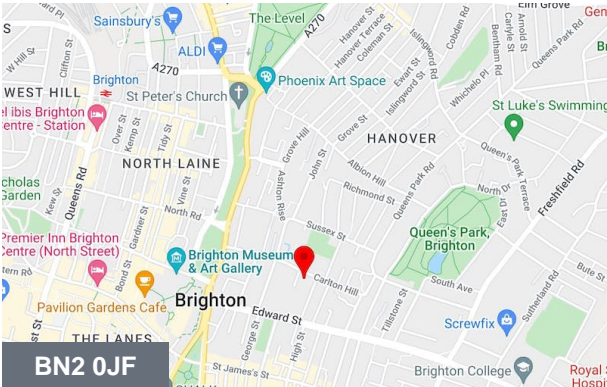
Available to let by way of a new effective full repairing & insuring lease for a term of 5 years at a rent of £20,000 PAX. Rental incentives such as rent free or capital contribution are available to tenants taking a 5 year lease with no break clauses at the quoted rent.

Legal Costs

Each side pays their own.

VAT

We understand the building has been elected for VAT & VAT will be payable at the prevailing rate on rent & service charge.



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)

33 Mighell Street
BRIGHTON
BN2 0JF

Energy rating

B

Valid until 19 November 2028

Certificate number

9286-3090-0988-0390-6095

Property type

B1 Offices and Workshop businesses

Total floor area

352 square metres

Rules on letting this property

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

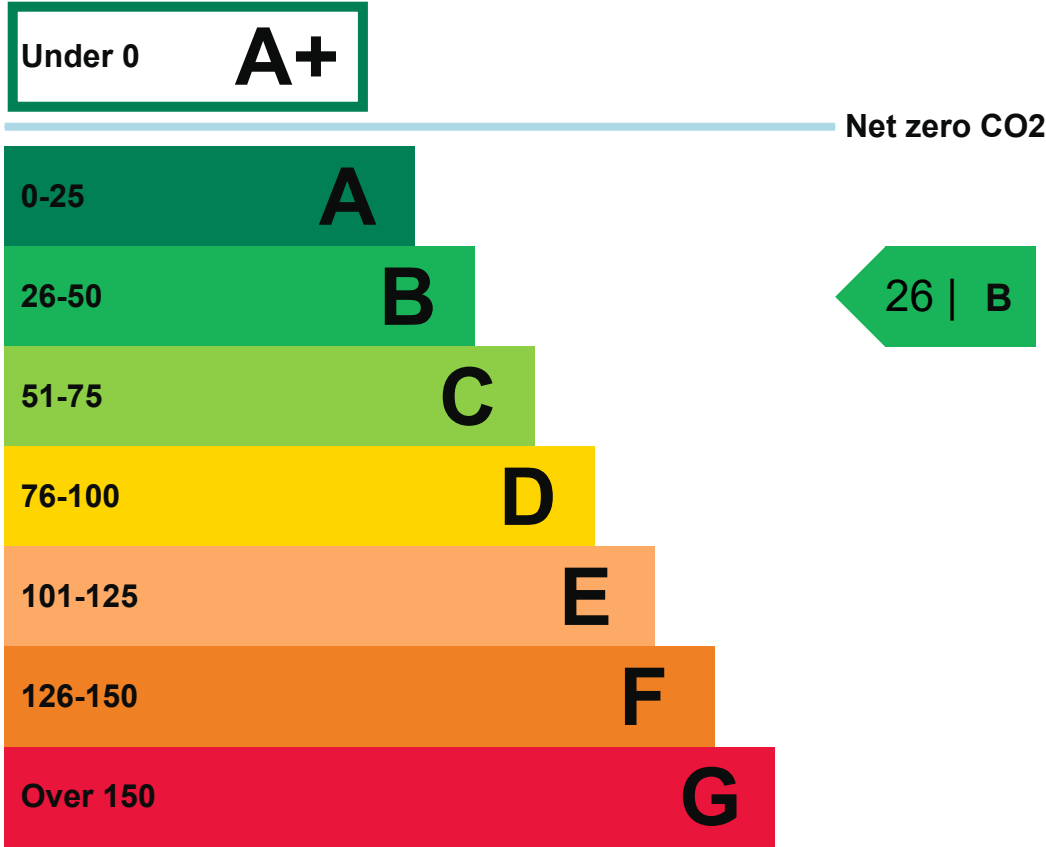
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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 B.



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

5

Building emission rate (kgCO₂/m² per year)

16.11

Primary energy use (kWh/m² per year)

94

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0620-0348-8989-6990-0096\)](/energy-certificate/0620-0348-8989-6990-0096).

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

George Kent

Telephone

07792 670 919

Email

george@impactsustainability.co.uk

Accreditation scheme contact details

Accreditation scheme

CIBSE Certification Limited

Assessor ID

LCEA200921

Telephone

020 8772 3649

Email

epc@cibsecertification.org

Assessment details**Date of assessment**

16 October 2018

Date of certificate

20 November 2018

Employer

Delta Green Environmental Design Ltd

Employer address

Number 2 Station Farm Barns Station Road, Glynde, BN8 6SB

Assessor's declaration

The assessor is not related to the owner of the property.

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.