Eightfold property

To Let

1st & 2nd Floors

119-120 Western Road, Brighton, BN1 2AD

SUPERB VALUE OFFICES TO LET ON BRIGHTON/ HOVE BORDER

855 to 1,713 sq ft

(79.43 to 159.14 sq m)

- SELF CONTAINED OFFICES TO LET
- DUAL ASPECT
- CLOSE TO CITY CENTRE
- AIRCONDITIONING
- KITCHEN

1st & 2nd Floors, 119-120 Western Road, Brighton, BN1 2AD

Summary

Available Size	855 to 1,713 sq ft
Rent	£24,000 per annum Exclusive of rates VAT & all other outgoings
Business Rates	To be assessed.
EPC Rating	E (114)

Description

Accessed via their own self contained entrance at ground floor a staircase leads you to offices on 1st & 2nd floor which could be let as one space or two. The space benefits from central heating, air conditioning as well as a designated kitchen space in addition to great bay windows overlooking Western Road. The Landlord is due to undertake refurbishment works to the property over the course of Spring/ Summer 2021 both to the interior & exterior of the property. In the event that the property is required sooner these works could be brought forward.

Location

The property is located on the 1st & 2nd floors of this building where Leaders Letting agents are situated at ground floor. The building is on the Northern side of Western Road, Brighton close to Norfolk Square & Montpelier Road. Nearby occupiers include Fox & Son's Estate Agents, Small Batch Coffee, The Co-op, Waitrose, & Taj whilst both the seafront & 7 Dials are both a short walk away.

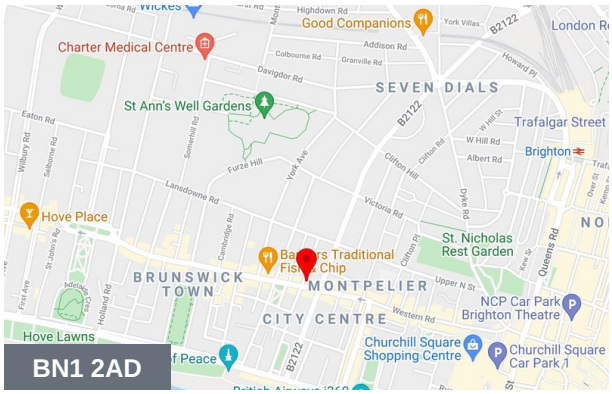
Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Rent
1st	858	79.71	£12,000 per annum
2nd	855	79.43	£12,000 per annum
Total	**1,713**	**159.14**	

Terms

Available by way of a new effective full repairing 7 insuring lease for a minimum term of 3 years.



Viewing & Further Information

Max Pollock
01273 672 999 | 07764 794 936
max@eightfold.agency

James Hawley
01273 672 999 | 07935 901 877
james@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. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885. Generated on 08/05/2021

Energy performance certificate (EPC)

1ST & 2ND FLOOR OFFICES
119-120 Western Road
BRIGHTON
BN1 2AD

Energy rating

E

Valid until	Certificate number
22 January 2030	**0241-0530-2302-9529-1006**

Property type

B1 Offices and Workshop businesses

Total floor area

179 square metres

Rules on letting this property

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

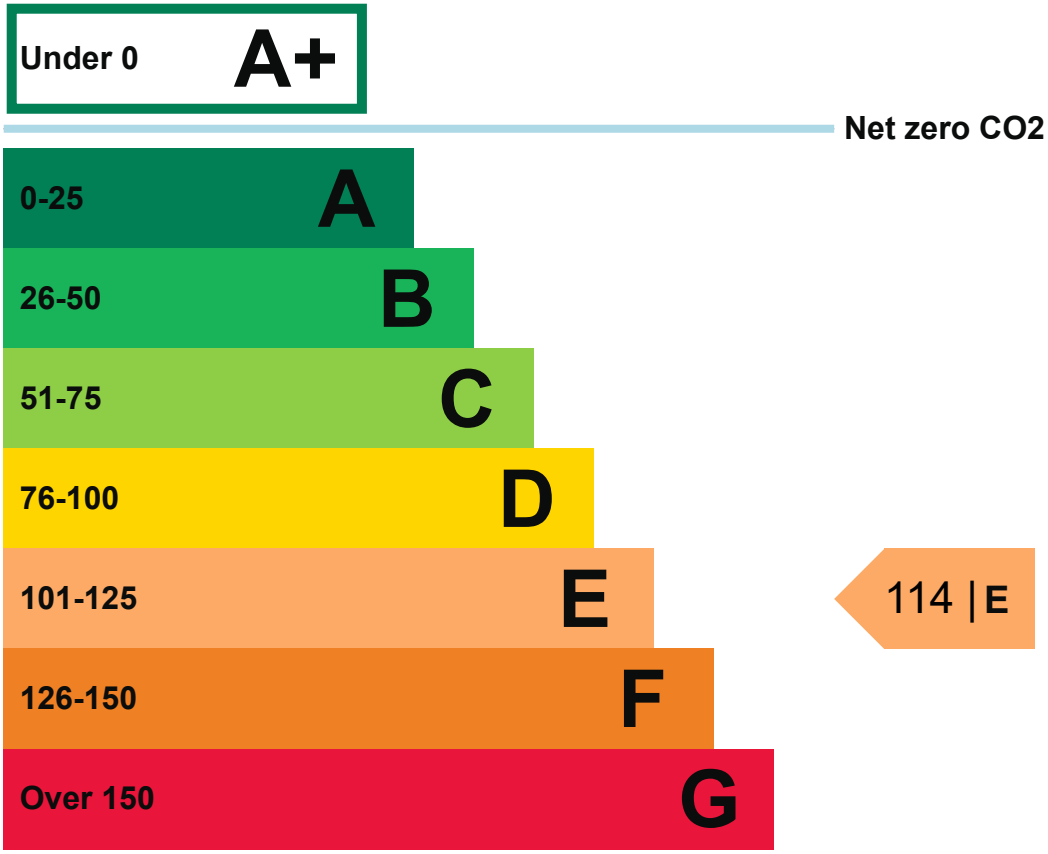
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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).

Energy efficiency rating for this property

This property's current energy rating is E.



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

25 | A

If typical of the existing stock

75 | C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level
3

Building emission rate (kgCO2/m2 per year)
94.3

Primary energy use (kWh/m2 per year)
558

▶ 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/0290-4231-0400-2251-5090).

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
Richard Quantrill

Telephone
07740177672

Email
richard.quantrill@nscco.co.uk

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/008161

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Employer
Richard Quantrill

Employer address
Bluesky Centre, 25 Cecil Pashley Way Brighton City Airport, Shoreham-by-Sea BN43 5FF

Assessor's declaration
The assessor is not related to the owner of the property.

Date of assessment
22 January 2020

Date of certificate
23 January 2020

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.