



Tower Point - North West Suite 8th Floor

44 North Road, Brighton, BN1 1YR

**TO LET - 8th Floor Office
Suites
Rental £32sq.ft**

2,130 to 4,590 sq ft
(197.88 to 426.42 sq m)

- Close to Station
- North Laine Location
- Lift to All Floors

Tower Point - North West Suite 8th Floor, 44 North Road, Brighton, BN1 1YR

Summary

Available Size	2,130 to 4,590 sq ft
Rent	£32 per sq ft
Rates Payable	£20,864 per annum
Rateable Value	£40,750
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The incoming tenant to make a contribution of £750 plus VAT towards the landlords legal fees that will be payable on completion
Estate Charge	N/A
EPC Rating	C (64)

Description

The office space is predominantly open plan with views across the city, from both the northern & southern sides. Having undergone a recent refurbishment there is a kitchenette within the office space, with lots of natural light, which makes for a great modern working environment.

The offices can be accessed either via a staircase from street level or alternatively through the buildings main reception where 2x lifts service the building. There is also onsite shower facilities, with parking available by separate negotiation.

Location

The property is situated in a highly convenient position on North Road which junctions with Queens Road where Brighton Mainline Station is situated & is a few minutes walk away. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes of Boho Gelato, Chilli Pickle, Gresham Blake & Bill's. Adjacent to the building is an NCP multi storey car park, whilst beneath is a Pure Gym, whilst other nearby occupiers include Komedia, Sainsbury's Local, Tesco Express & Starbucks.

Accommodation

The accommodation comprises the following areas:

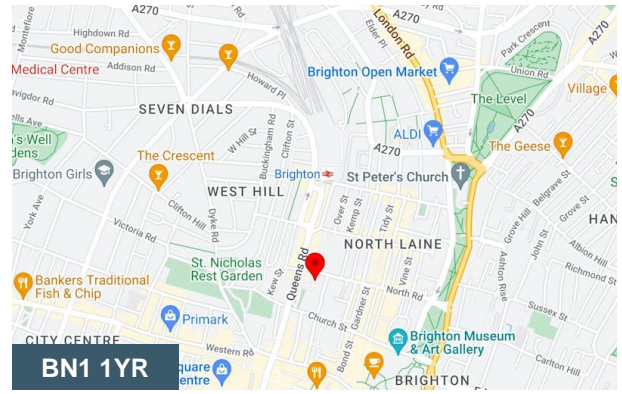
Name	sq ft	sq m
8th - Northwest	2,460	228.54
8th - Northeast	2,130	197.88
Total	4,590	426.42

Viewings

Viewings can be arranged via Landlords Agent - Newlands Property

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 5 years. Asking rental £32/sq.ft



Viewing & Further Information



Richard Lowrey

01273-779777 | 07725-723021

richard@newlandsproperty.com