



## 2A Hanningtons Lane

Brighton, BN1 1GS

**TO LET - Office Suite**  
**Rental £18,000 PAX**

**677 sq ft**  
(62.90 sq m)

- City Centre Office Suite
- Excellent Condition
- Available Now

# 2A Hanningtons Lane, Brighton, BN1 1GS

## Summary

Available Size	677 sq ft
Rent	£1,500 per month
Rates Payable	£7,609.75 per annum
Rateable Value	£15,250
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	A (23)

## Description

Very well presented office suite split over first and second floors in excellent condition throughout with Kitchenette and bathroom, A rated EPC.

## Location

Located within the Hanningtons in city centre of Brighton with easy access to all local amenities, short walk to Churchill Square, seafront and Brighton Central station.

## Accommodation

The accommodation comprises the following areas:

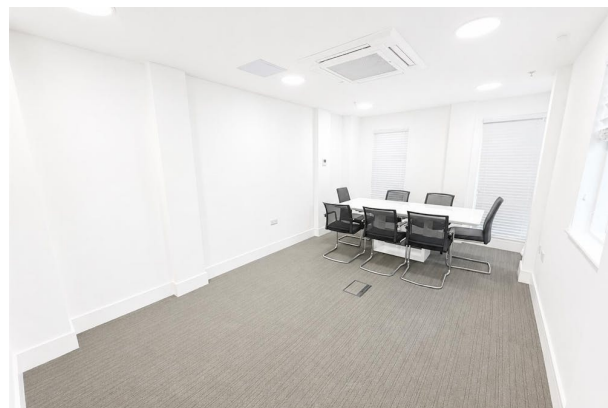
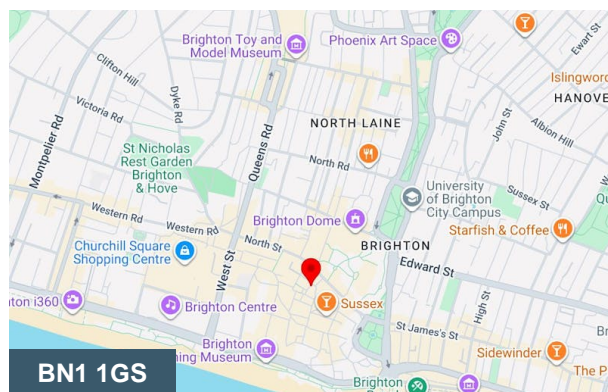
Name	sq ft	sq m
1st	339	31.49
2nd	338	31.40
<b>Total</b>	<b>677</b>	<b>62.89</b>

## Viewings

Viewings can be arranged via Landlords Sole Agent - Newlands Property

## Terms

Available on a new lease or licence, asking rental £18,000pax.



## Viewing & Further Information



**Richard Lowrey**

01273-779777 | 07725-723021

richard@newlandsproperty.com

# Energy performance certificate (EPC)

2a Hanningtons Lane BRIGHTON BN1 1GS	Energy rating	Valid until: 21 July 2034
	<b>A</b>	Certificate number: 3800-1029-8518-6616-2446

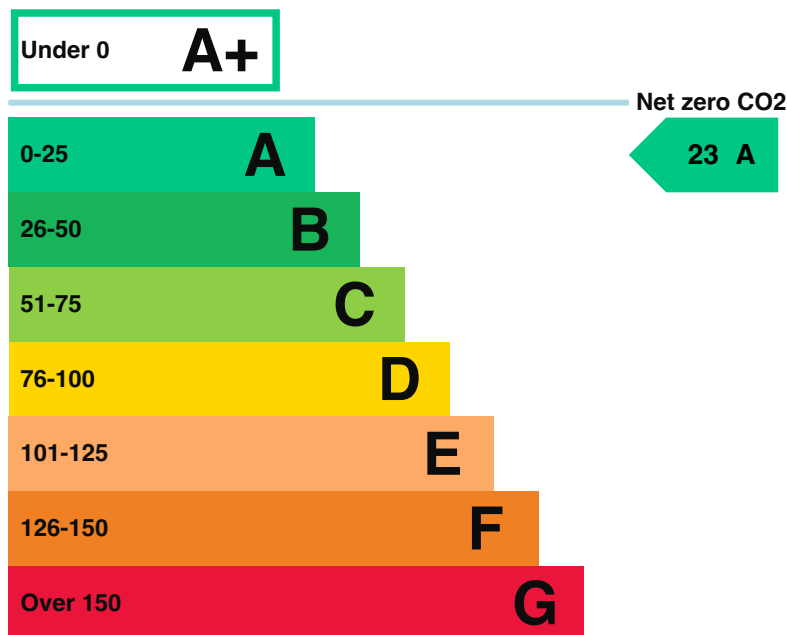
Property type	Offices and Workshop Businesses
Total floor area	88 square metres

## Rules on letting this property

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

## 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

11 A

If typical of the existing stock

43 B

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.44
Primary energy use (kWh/m <sup>2</sup> per year)	110

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2501-4672-2724-6670-1547\)](/energy-certificate/2501-4672-2724-6670-1547).

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

### 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/007985
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Skyline Energy Assessors Ltd
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	22 July 2024
Date of certificate	22 July 2024