



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:

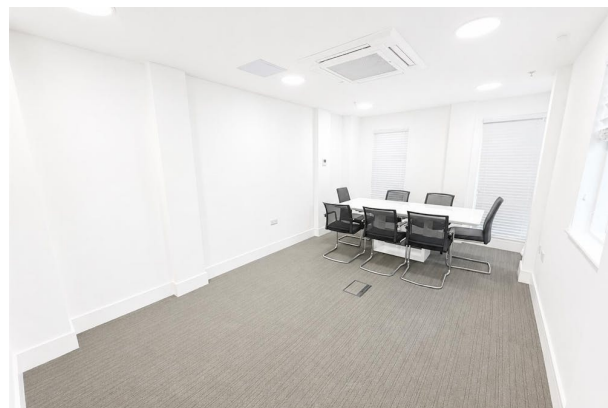
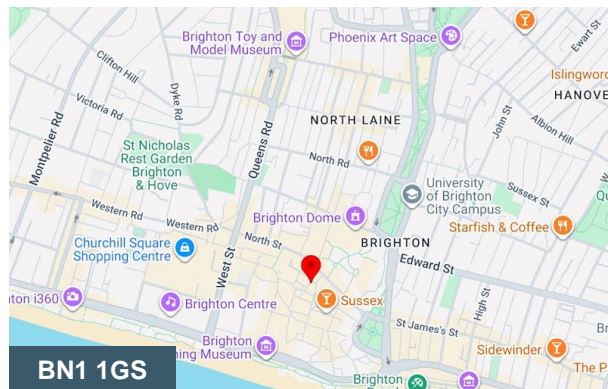
Name	sq ft	sq m
1st	339	31.49
2nd	338	31.40
Total	677	62.89

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

A

Valid until: **21 July 2034**

Certificate number: **3800-1029-8518-6616-2446**

Property type **Offices and Workshop Businesses**

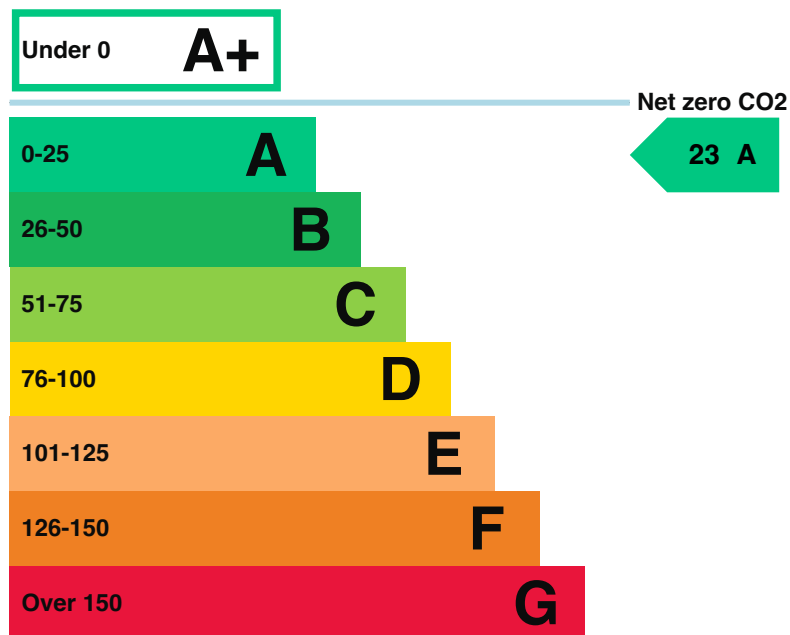
Total floor area **88 square metres**

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 ₂ /m ² per year)	10.44
Primary energy use (kWh/m ² 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	info@skyline-epc.com

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	enquiries@elmhurstenergy.co.uk

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