



5 Little East Street

Brighton, BN1 1HT

TO LET - FF Office Suite
Rental £12,000PAX

494 sq ft
(45.89 sq m)

- Newly refurbished
- Available on lease/ licence

5 Little East Street, Brighton, BN1 1HT

Summary

Available Size	494 sq ft
Rent	£800 per month
Business Rates	Awaiting assessment from VOA
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (69)

Accommodation

The accommodation comprises the following areas:

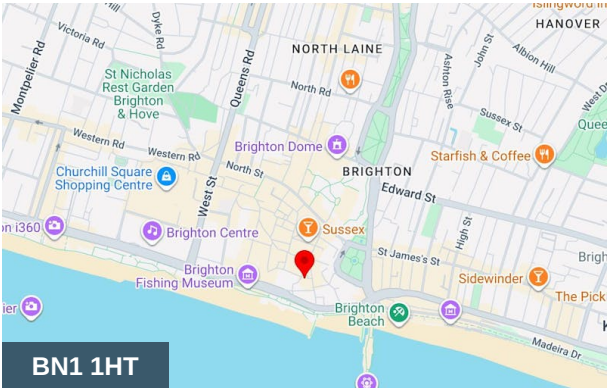
Name	sq ft	sq m	Availability
1st	494	45.89	Available
Total	494	45.89	

Viewings

Viewings can be arranged via Newlands Property

Terms

Available on new lease/ licence £1,000pcm rental.



Viewing & Further Information



Richard Lowrey
01273-779777 | 07725-723021
richard@newlandsproperty.com

Energy performance certificate (EPC)

5 Little East Street
BRIGHTON
BN1 1HT

Energy rating

C

Valid until:

20 August 2036

Certificate number:

0905-2236-8002-0228-2002

Property type

Offices and Workshop Businesses

Total floor area

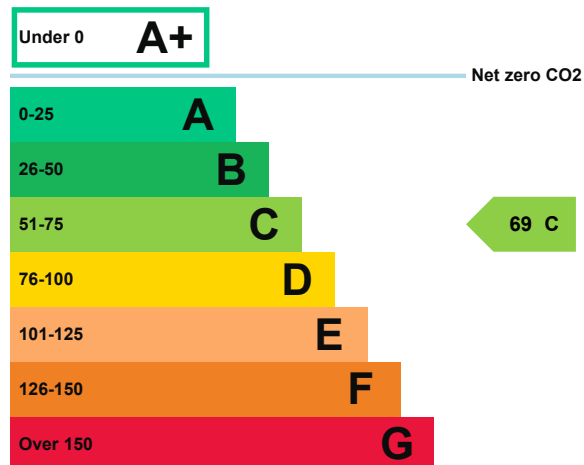
46 square metres

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 C.



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

0 A

If typical of the existing stock

61 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 (kgCO ₂ /m ² per year)	13.01
Primary energy use (kWh/m ² per year)	136

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-2288-0240-9002-0653\)](/energy-certificate/0220-2288-0240-9002-0653).

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	Energy Performance Projects
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Energy Performance Projects Ltd
Employer address	Flat 2 Van Alen Building 24-30 Marine Parade Brighton BN2 1WP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 August 2026
Date of certificate	21 August 2026
