



33 Mighell Street

Brighton, BN2 0JF

**TO LET - Well Presented
Office Suites
Rental £19,500-60,500 pax**

1,251 to 3,055 sq ft
(116.22 to 283.82 sq m)

- New Lease
- Available Now
- Popular Kemptown Location

33 Mighell Street, Brighton, BN2 0JF

Summary

Available Size	1,251 to 3,055 sq ft
Rent	£1,625 - £3,416.66 per month
Business Rates	Upon Enquiry
Service Charge	Service charge: A service charge will be payable based on a fair proportion of expenditure to the whole building.
VAT	Applicable. VAT is applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (26)

Description

Forming part of a mixed use development built in the last 10 years the ground floor comprises 2 recently refurbished office units. With newly fitted wood effect vinyl flooring the space presents very well creating 2 outstanding workspaces.

Location

The building is situated on the corner of Carlton Hill & Mighell Street adjacent to the Amex HQ & The Edward Street Quarter where the likes of Octopus Energy, Natwest & Knights Solicitors occupy . Also nearby is The Circus Street Development is also nearby where Fumi Japanese restaurant is located along with South East Dance. The popular Queens park is a few minutes walk away as is Brighton City Centre & The seafront, whilst Brighton Station is approximately 15 minutes walk away.

Accommodation

The accommodation comprises the following areas:

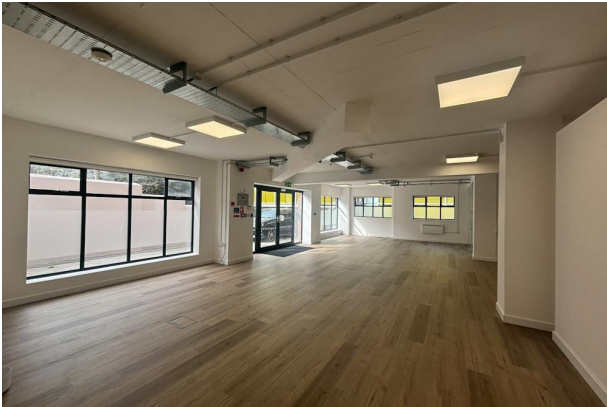
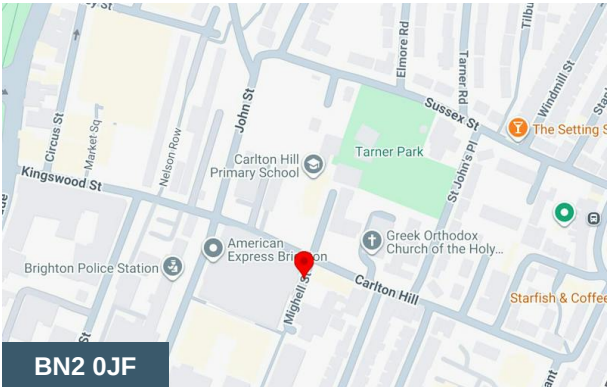
Name	sq ft	sq m	Availability
Ground - Eastern Unit	1,251	116.22	Available
Ground - Western Unit	1,804	167.60	Available
Total	3,055	283.82	

Viewings

Viewings can be arranged via Joint Sole Agents - Newlands Property & Eightfold

Terms

The 2x suites are available either together or separately by way of a new effective full repairing & insuring lease for a minimum term of 5 years.



Viewing & Further Information



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

Max Pollock (Eightfold)
01273 672999 | 07764 794936

Energy performance certificate (EPC)

33 Mighell Street BRIGHTON BN2 0JF	Energy rating B	Valid until:	19 November 2028
		Certificate number:	9286-3090-0988-0390-6095

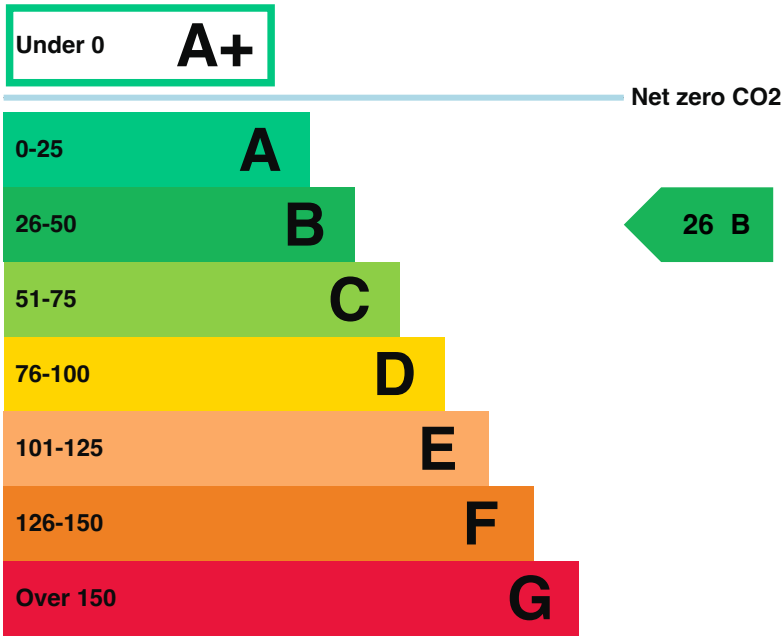
Property type	B1 Offices and Workshop businesses
Total floor area	352 square metres

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 B.



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

28 B

If typical of the existing stock

75 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	16.11
Primary energy use (kWh/m ² per year)	94

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0620-0348-8989-6990-0096\)](https://energy-certificate/0620-0348-8989-6990-0096).

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	George Kent
Telephone	07792 670 919
Email	george@impactsustainability.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA200921
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Delta Green Environmental Design Ltd
Employer address	Number 2 Station Farm Barns Station Road, Glynde, BN8 6SB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 October 2018
Date of certificate	20 November 2018