



OFFICE TO LET

1ST & 2ND FLOORS

119-120 Western Road, Brighton, BN1 2AD

SUPERB VALUE OFFICES TO LET ON BRIGHTON/
HOVE BORDER

1,737 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,737 sq ft
Rent	£28,000 per annum Exclusive of rates VAT & all other outgoings
Rates Payable	£11,477 per annum
Rateable Value	£23,000
Service Charge	A service charge will be payable based on a cost of a fair proportion of shared cost to the building.
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of of £2000 plus VAT towards the landlords legal costs
EPC Rating	E (I14)

Description

Accessed via their own self contained entrance at ground floor a staircase leads you to office space on the 1st & 2nd floors. The space benefits from central heating, air conditioning as well as a designated kitchen space in addition to great bay windows overlooking Western Road. The previous tenant carried out a refurbishment in 2022 with features including vinyl flooring in a wood effect & a number of kitchen facilities & counters to make the property as a cake making school. whilst a number of items will be removed by the outgoing tenant they have said that they would be prepared to leave a number of items for the sum of £2500. The items available for purchase are 1st floor- Small Room in front of the office - Island + side counters including sink. Kitchen - counters including under counter fridge freezer and dishwasher. 2nd Floor- Islands X 3 and counter with under counter fridge and freezer X 1.

Location

The property is located on the 1st & 2nd floors of this building where Leaders Letting agents are situated at ground floor. The building is on the Northern side of Western Road, Brighton close to Norfolk Square & Montpelier Road. Nearby occupiers include Fox & Son's Estate Agents, Small Batch Coffee, The Co-op, Waitrose, & Taj whilst both the seafront & Seven Dials are both a short walk away.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st	872	81.01
2nd	865	80.36
Total	1,737	161.37

Terms

Available by way of a new effective full repairing & insuring lease for a minimum term of 3 years.

Legal costs

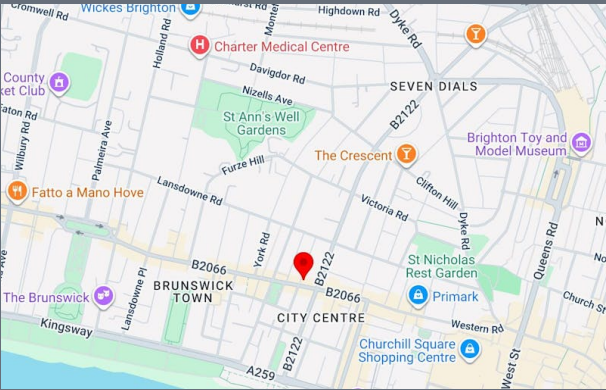
The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees. An unconditional undertaking to be provided prior to release of papers.

AML & Referencing

AML checks as required by law will need to be carried out & will be charged at a cost of £50 plus VAT per person whilst referencing will be charged at at £75plus VAT per person. AML checks are required where a party has an interest of 25% or more in the business but where no interest is held over this level checks may be carried out on directors/ partners with a shareholding.

Plans

Plans are provided for indication only & should not be relied upon for scale. Interested parties are advised to take their own measurements where required.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/09/2025



Energy performance certificate (EPC)

1ST & 2ND FLOOR OFFICES
119-120 Western Road
BRIGHTON
BN1 2AD

Energy rating

E

Valid until

22 January 2030

Certificate number

0241-0530-2302-9529-1006

Property type

B1 Offices and Workshop businesses

Total floor area

179 square metres

Rules on letting this property

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

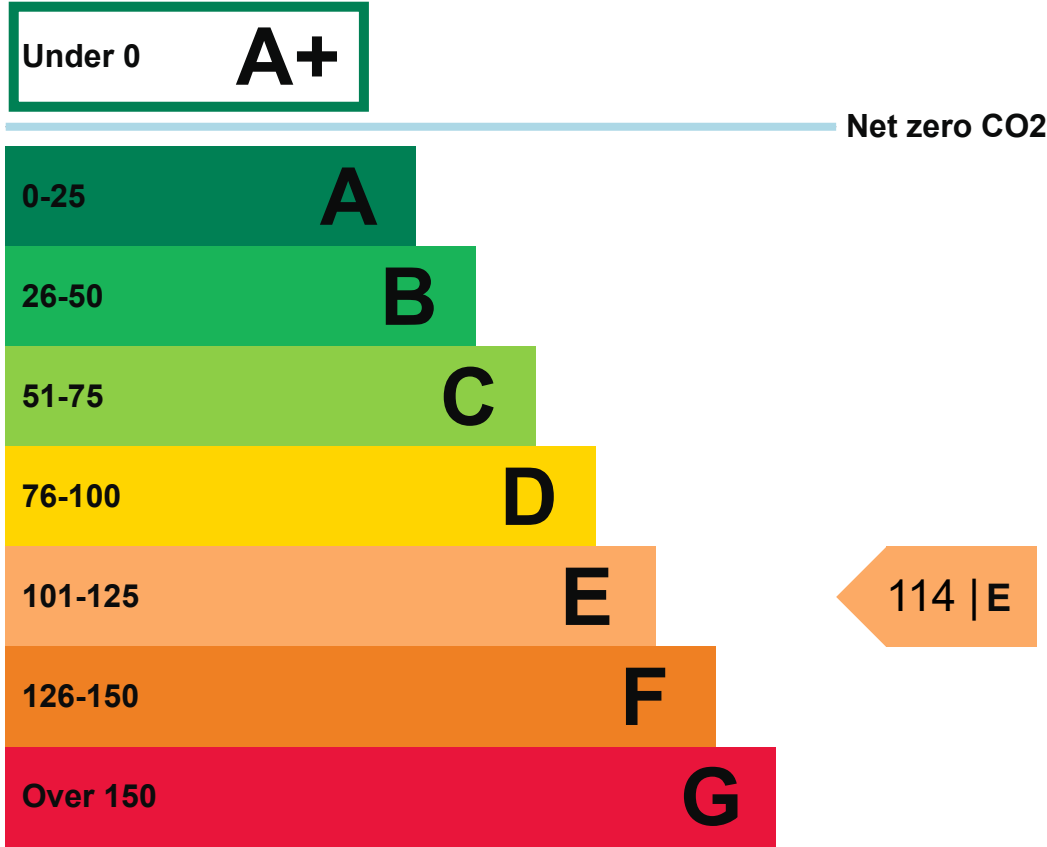
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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 (kgCO₂/m² per year)

94.3

Primary energy use (kWh/m² per year)

558

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0290-4231-0400-2251-5090\)](/energy-certificate/0290-4231-0400-2251-5090).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Richard Quantrill

Telephone

07740177672

Email

richard.quantrill@nsc.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/008161

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Employer**

Richard Quantrill

Employer address

Bluesky Centre, 25 Cecil Pashley Way Brighton City Airport, Shoreham-by-Sea BN43 5FF

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

22 January 2020

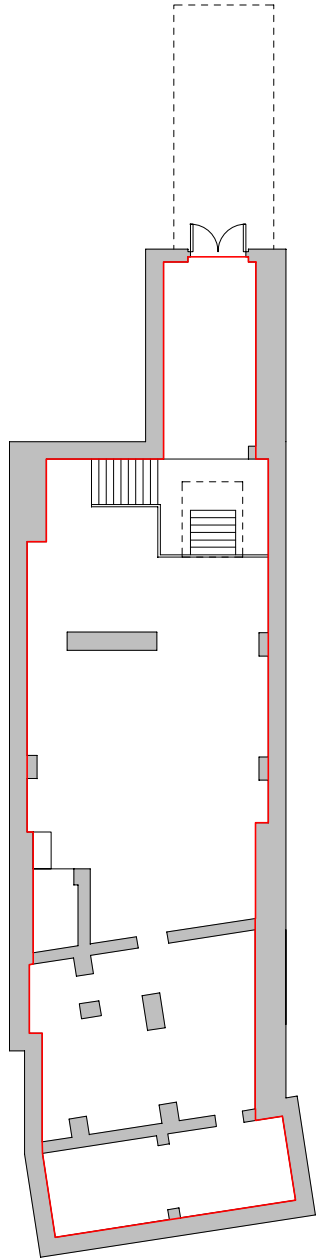
Date of certificate

23 January 2020

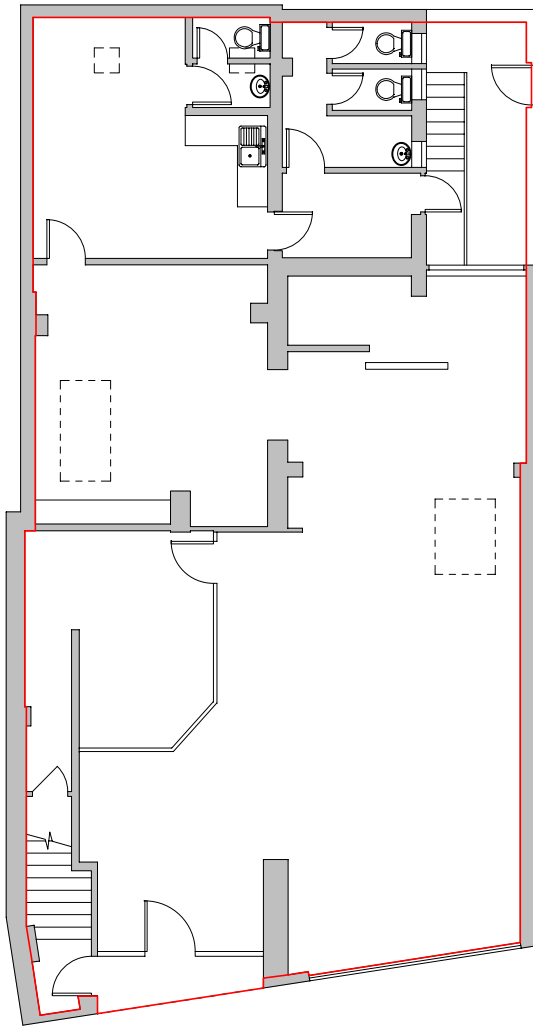
Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

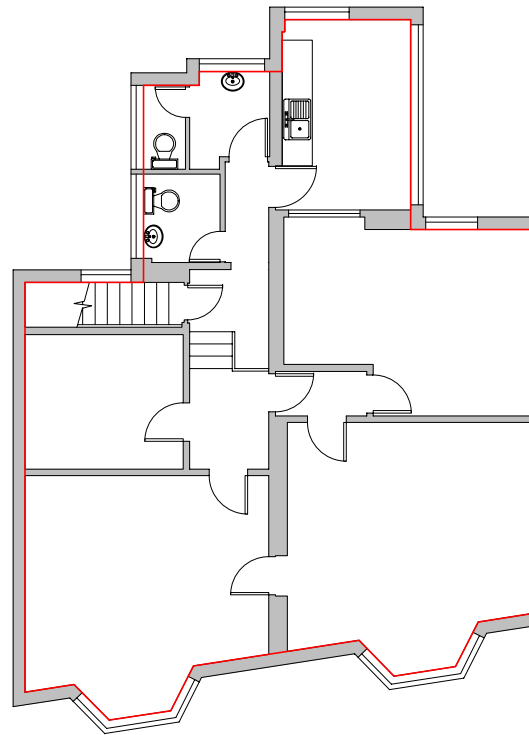
There are no related certificates for this property.



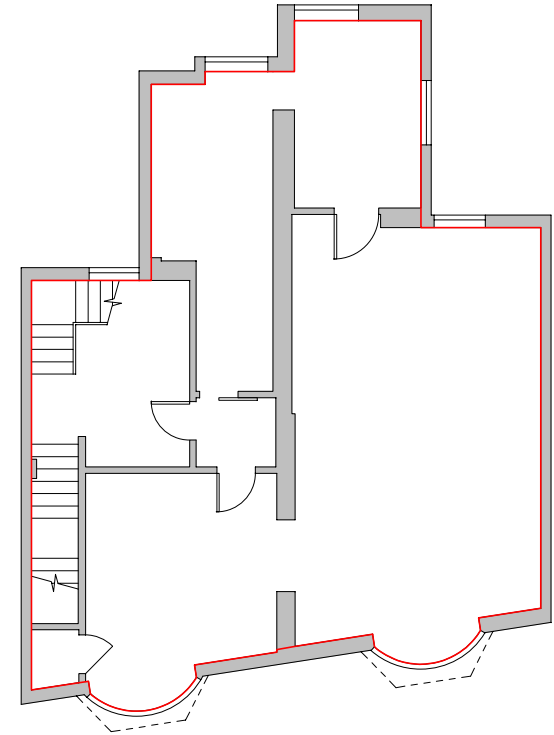
Cellar



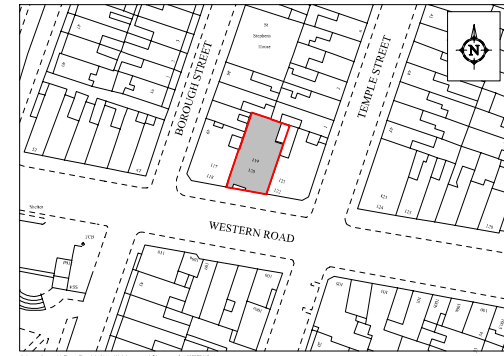
Ground Floor



First Floor



Second Floor



Location plan Scale 1:1250



Trueplan (UK) Ltd
Bank Chambers
36 Mount Pleasant
Tunbridge Wells
Kent TN1 1RB

119-120 Western Road, Brighton, East Sussex, BN1 2AD

Scale 1:100 @A3
Drawing no: 15577/2594
Drawn on: 24/10/2011
Revision 0