



Tower Point
44 North Road, Brighton, East Sussex BN1 1YR

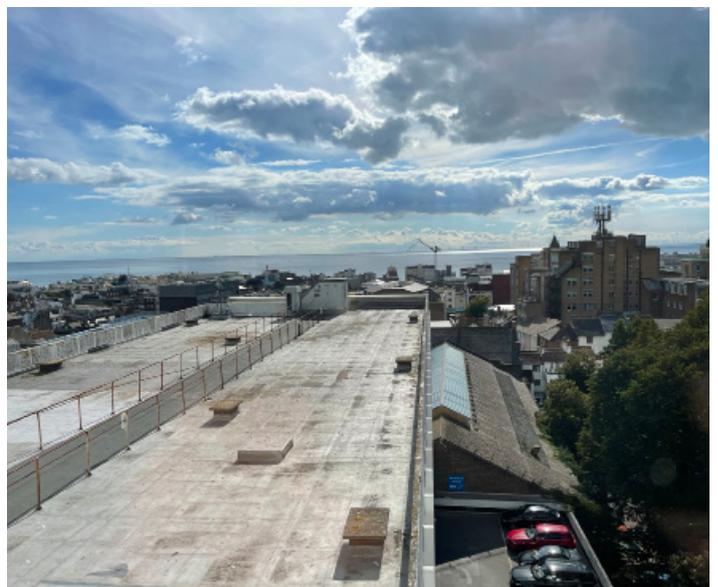
TO LET

CITY CENTRE OFFICE SUITES WITH SPECTACULAR VIEWS

Size from 2,130 (198 sq m) / to 9,180 sq ft (853 sq m)

Key Features:

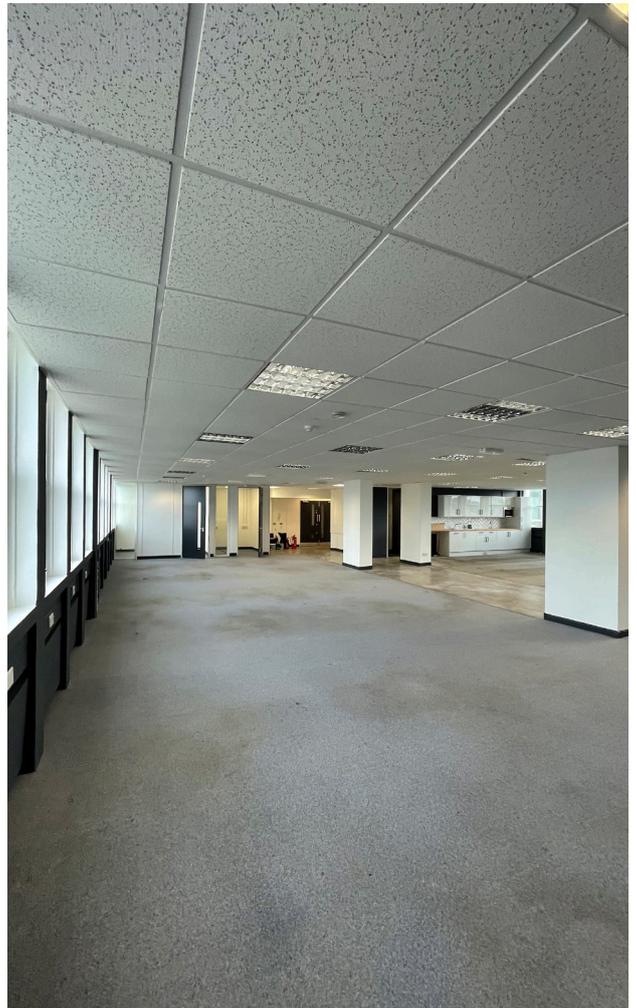
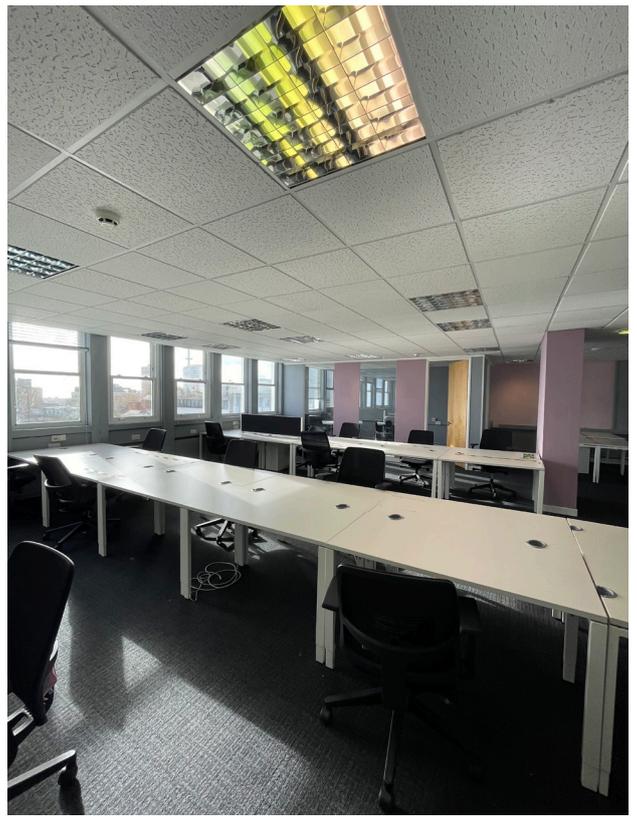
- Landmark city centre building
- Close to Brighton Station and the seafront
- Comprising refurbished "penthouse" offices
- Providing superb city and coastal views
- On site car park





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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Location

Tower point is a landmark city centre office building situated on North Road and close to the junction of Queens Road. There is an NCP car park situated on the lower floors of the building.

Accommodation

The subject accommodation is arranged over the 7th & 8th floors of the building, and available as a whole or as individual suites.

The property benefits from the following amenities:

- Comprising a mix of open plan office space, meeting rooms and break out areas
- Raised access floors
- Perimeter trunking
- Dedicated reception / lobby area
- 2x passenger lifts

The property has the following approximate Net areas:

Floor	Sq Ft	Sq M
7th North West	2,460 sq ft	228.54 sq m
7th North East	2,130 sq ft	197.88 sq m
8th Suite 3	2,130 sq ft	197.88 sq m
8th Suite 4	2,460 sq ft	228.54 sq m
Total	9,180 sq ft	852.84 sq m

EPC

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Terms

The space is available to let by way of a new lease or leases for a term and rent to be agreed.

Planning

We understand that the premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Business Rates

Rateable Value (2017): 7th NW £ TBC.

Rateable Value (2017): 7th NE £ TBC.

Rateable Value (2017): 8th Suite 3 £30,750.

Rateable Value (2017): 8th Suite 4 £34,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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October 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH