



Skyline Restaurant & Rooftop Terrace Opportunity

7th Floor, Tower Point, Brighton, BN1 1YR

OUTSTANDING 7TH FLOOR RESTAURANT & OPEN AIR ROOFTOP TERRACE OPPORTUNITY IN CENTRAL BRIGHTON

10,390 sq ft
(965.26 sq m)

- Base Rent -£365,000 PAX plus turnover top up
- Unrivalled views across the city out to sea
- Restaurant & open air rooftop terrace opportunity
- Images & plans courtesy of ZSTa
- Available November 2022

Skyline Restaurant & Rooftop Terrace Opportunity, 7th Floor, Tower Point, Brighton, BN1 1YR

Summary

Available Size	10,390 sq ft
Rent	£365,000 per annum Exclusive of rates, VAT & all other outgoings. A turnover top up will be required, based on 10% of all turnover over £3.65 million
Service Charge	A service charge will be payable based on a fair proportion of expenditure to the building
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

A rare opportunity to acquire the entire 7th floor (10,390 sq ft) of Tower Point, a 9 storey purpose built office building in central Brighton. The space comprises 4590 sq ft of former office space that will be provided shell & core in addition to 5,800 sq ft of rooftop open air terrace space where it is proposed to be used as an open air rooftop lounge. Planning permissions was previously granted (BH2017/01118) for a rooftop restaurant whilst more recently consent has been obtained for the for a new lift shaft & entrance (BH202103507) . A self contained lift shaft, stairwell & reception to be provided in a core & shell finish which will provide exclusive access to the property from Spring Gardens in addition to existing access through the main building.

Location

Tower Point is located in a central position in Brighton City Centre between Brighton Station & the seafront on the periphery of The North Laine area. Beneath the building are both an NCP Car Park & also a Pure Gym Health Club. Other nearby operators include Tesco Express & Greggs as well as local operators such as Julien Plumart, The Pond, Jeremy Hoye & Gresham Blake.

Accommodation

The accommodation comprises of the following

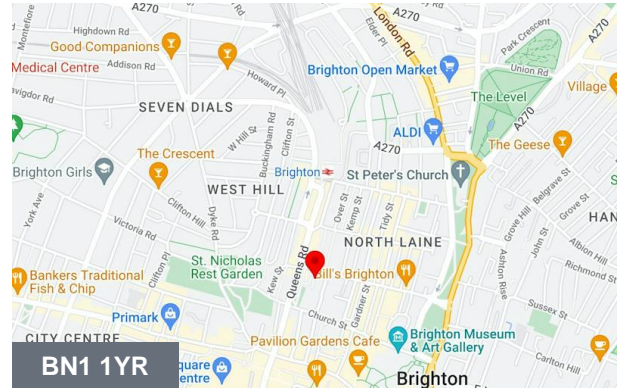
Name	sq ft	sq m
7th - Southern Rooftop	5,800	538.84
7th - North West Wing	2,460	228.54
7th - North East Wing	2,130	197.88
Total	10,390	965.26

Terms

Available by way of a new effective full repairing & insuring lease for a term of 20 years with provision for 5 yearly rent reviews at a rental of £365,000 per annum exclusive with provision for a turnover top up of 10% of turnover in excess of £3.65 million.

Images & Plans

Images & plans are for indicative purposes purposes only & should not be relied upon as a representation of the space provided.



Viewing & Further Information



Max Pollock

01273 109104 | 07764 794936

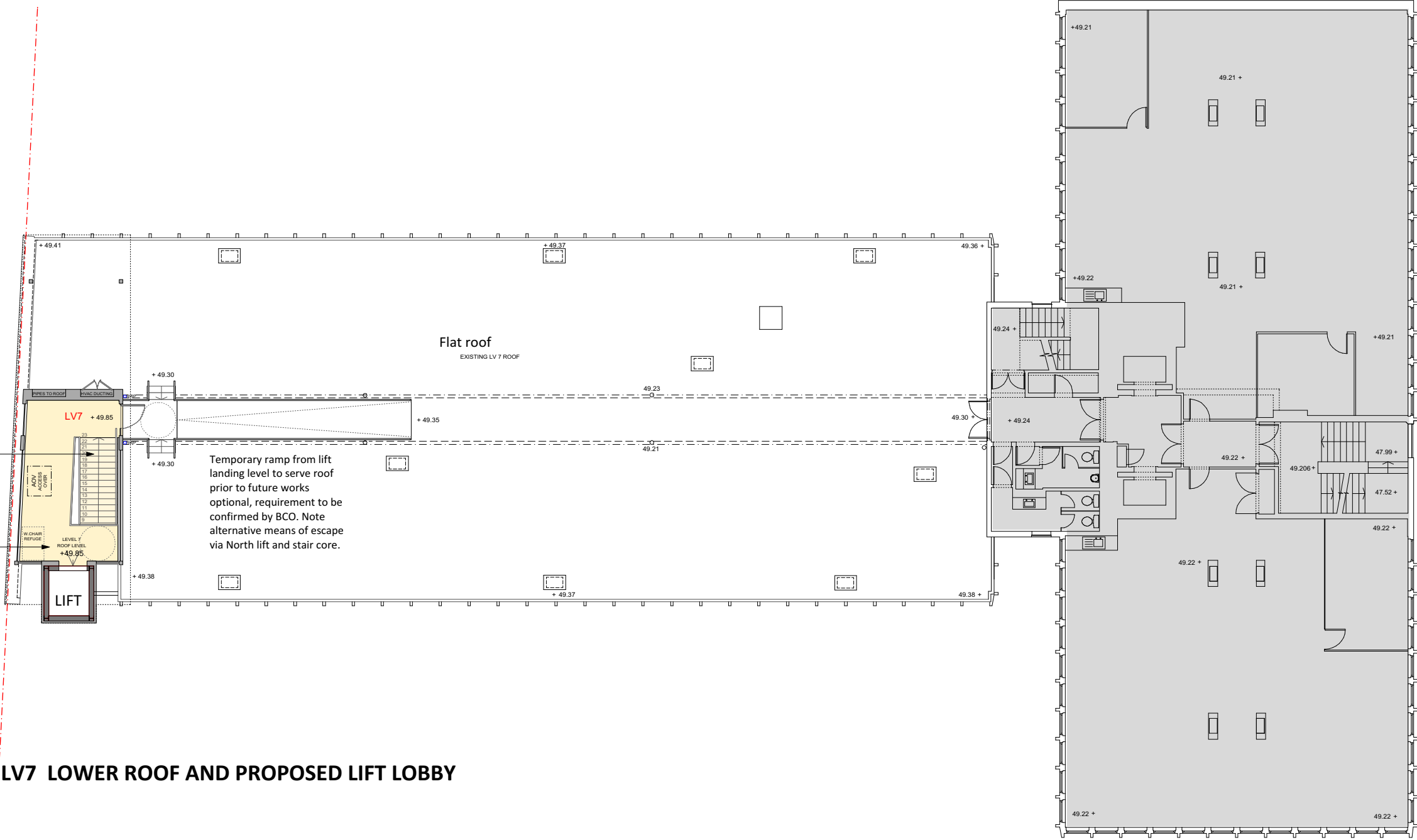
max@eightfold.agency



Jack Bree

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New stair to LV7 from LV6

New lift lobby connecting to staircase

LIFT

Lift already approved in previous planning applications:
BH2017/01118 and
BH2020/03534

Temporary ramp from lift landing level to serve roof prior to future works optional, requirement to be confirmed by BCO. Note alternative means of escape via North lift and stair core.

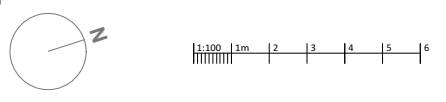
LV7 LOWER ROOF AND PROPOSED LIFT LOBBY

- Colour denotes new lift lobby
- Colour denotes new wall enclosures
- Colour denotes demise of offices / landlord

PROPOSED +7 LVL OFFICE LEVEL 5

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Company registered in England No. 11222477

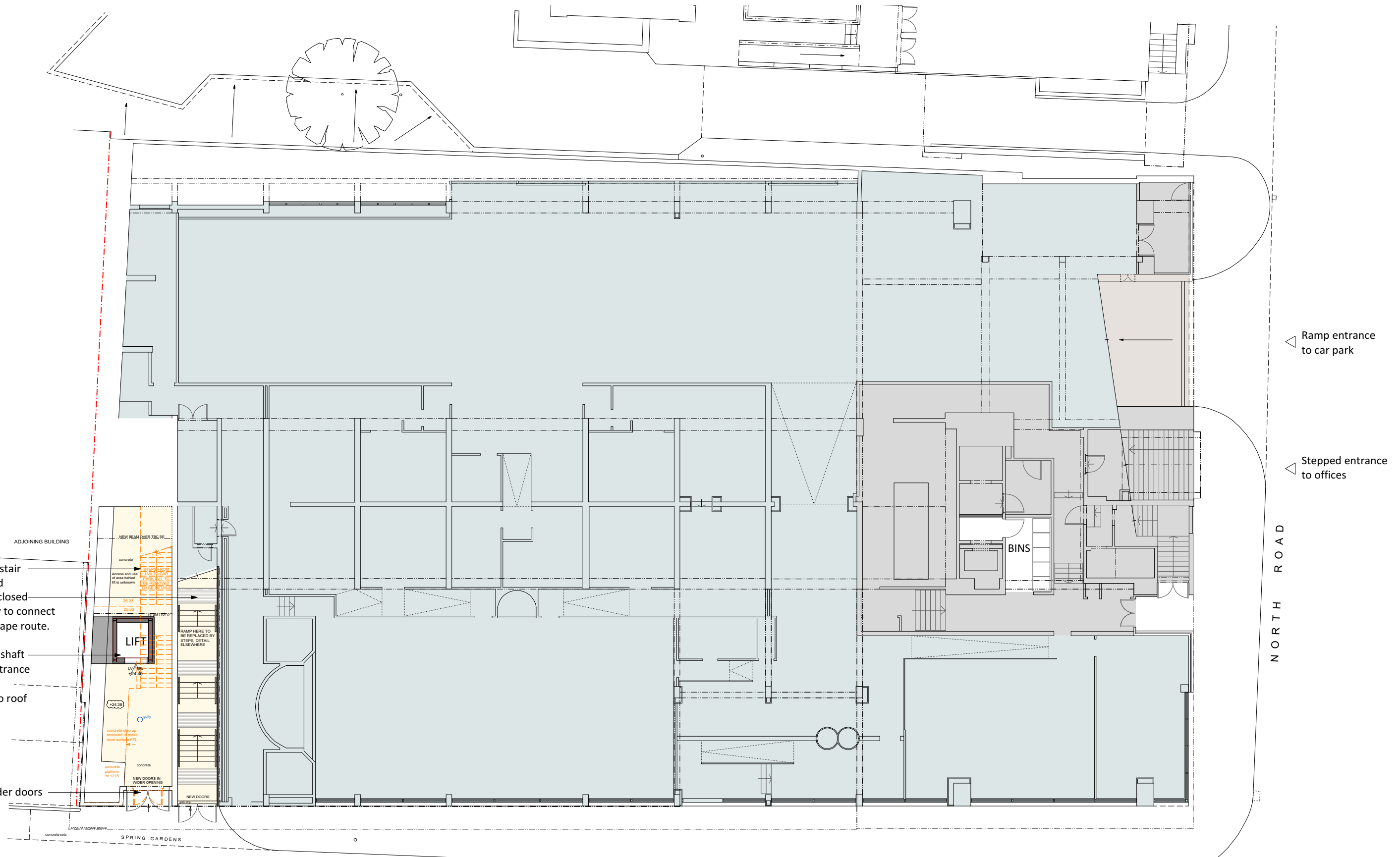
Revisions:		Checked
*	12/11/2020	Issue to client NS
A	19/11/2020	Issue to client NS
A	01/12/2020	Issue to planning NS
B	02/06/2021	Issued for building control and design team comment NS
C	14/09/2021	Issued for client comment NS
D	30/09/2021	Issued for new planning south lift NS
PENDING PLANNING AUTHORITY APPROVAL		
PENDING BUILDING CONTROL APPROVAL		



Dwg No.	20100-P-128-D
Drawing Title	Proposed LV7 Roof Level
Address	Tower Point, North Road
Client	Baron Homes
Scale	1:100 @A1
Stage	Planning
Drawn by	JE
Checked by	NS

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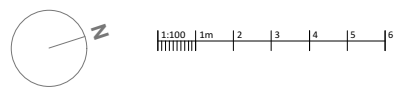


**LV-1 NEW PROPOSED LIFT
SPRING GARDENS ENTRANCE**

**PROPOSED
-1 LVL COMMERCIAL**

- Colour denotes south stairwell and lift area
- Colour denotes new wall enclosures
- Colour denotes demise of tenant 'Pure Gym'
- Colour denotes demise of car park
- Colour denotes demise of offices / landlord

Revisions:	Checked
A 12/11/2020 Issue to client	NS
A 17/11/2020 Issue to client	NS
A 01/12/2020 Issue to planning	NS
B 02/06/2021 Issued for building control and design team comment	NS
C 14/09/2021 Issued for client comment	NS
D 30/09/2021 Issued for new planning south lift	NS
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Dwg No. 20100-P-120-D
 Drawing Title Proposed LV-1 Entrance Level
 Address Tower Point, North Road
 Client Baron Homes
 Scale 1:100 @A1
 Stage Planning
 Drawn by JE
 Checked by NS



Flat, Tower Point, 44 North Road, Brighton, BN1

