



2 The Foundry

St. Georges Mews, Brighton, BN1 4EU

LOFT STYLE NORTH LAINE OFFICES TO LET

609 sq ft
(56.58 sq m)

- RENT £15,500 PAX
- GREAT NORTH LAINE LOCATION
- CLOSE TO BRIGHTON STATION
- CLASS E USE
- WOOD FLOORING
- EXPOSED BRICKWORK

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Summary

Available Size	609 sq ft
Rent	£15,500.00 per annum exclusive of rates, service charge, VAT & all other outgoings
Business Rates	TBA
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. The incoming party to make a contribution of £1,000 plus VAT towards the legal costs of the Assignor & the Landlord
EPC Rating	C (66)

Description

An impressive self-contained 3 storey office building. The building comprises open plan office space on all 3 levels with Kitchen & WC facilities at both ground & second floor. The space has great character with wood flooring throughout, along with exposed brickwork.

Location

The subject property is situated on the eastern side of St Geroge's Mews in Brighton's North Laine, which runs from Gloucester Street to Trafalgar Street. Nearby occupiers include Real Patisserie, Mange Tout, Bread & Milk & 17 Grams whilst Brighton Station is only a minutes walk away.

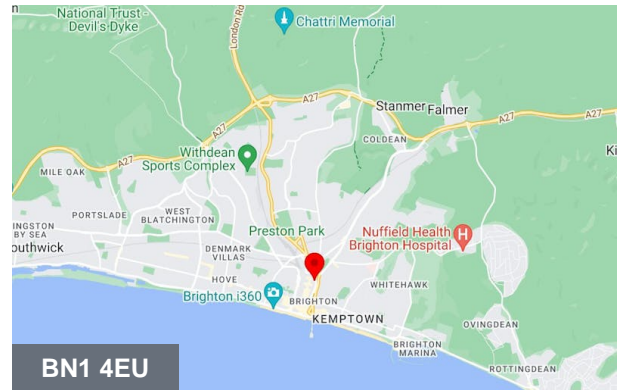
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	205	19.05
1st	221	20.53
2nd	183	17
Total	609	56.58

Terms

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



Viewing & Further Information



Max Pollock

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max@eightfold.agency

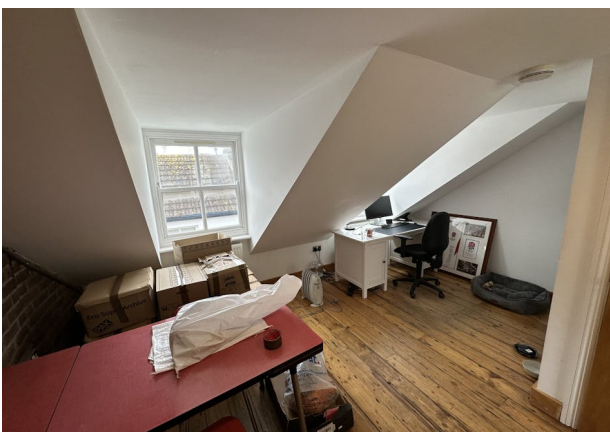


Jack Bree

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Energy performance certificate (EPC)

2 The Foundry
St. Georges Mews
BRIGHTON
BN1 4EU

Energy rating

B

Valid until:

28 April 2030

Certificate
number:

**2334-3049-0800-0100-
8025**

Property type

B1 Offices and Workshop businesses

Total floor area

56 square metres

Rules on letting this property

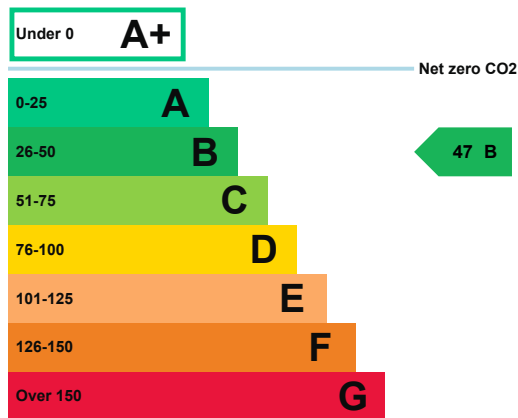
Properties can be let if they have an energy rating from A+ to E.

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

29 B

If typical of the existing stock

84 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	33.31
Primary energy use (kWh/m ² per year)	194

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0830-0140-3802-4429-0006\)](#).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton LLP
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	28 January 2020
Date of certificate	29 April 2020

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