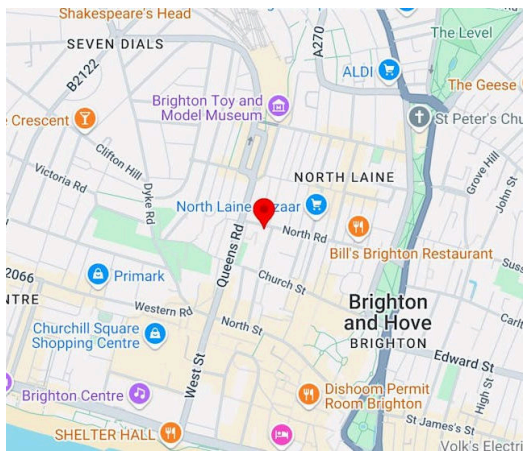


Tower Point, 44 North Road, Brighton, BN1 1YR

Office To Let | £28 per sq ft exclusive of rates, service charge, VAT & all other
outgoings. | 2,130 to 20,780 sq ft

OUTSTANDING CITY CENTRE OFFICES TO LET- FROM £28 PER SQ FT



Description

Tower point is an imposing office tower located in central Brighton between Brighton Station, the city centre & the seafront. Opportunities in the building include a rooftop restaurant opportunity in addition to an array of office suites available with outstanding views across the city. The building benefits from 2 passenger lifts, shower facilities & a public pay car park & Pure Gym below.

Location

Tower point is situated on the southern side of North Road & western side of Spring Gardens, just to the east of North Road's junction with queens Road. Brighton Railway Station is situated just north of the subject property with Churchill Square and the seafront to the south. The North Laine is to the east of the property where a variety of flamboyant shops & eateries are located including the likes of Gelato Gusto, Pizza Express, 5 Guys, Gresham Blake and Bill's. Other nearby occupiers include Pure Gym, Komedia, Sainsbury's Local, Tesco Express and Starbucks.

Accommodation

Name	sq ft	sq m	Rent	Availability
3rd - North East Suite	2,130	197.88	£59,640 /annum	Available
3rd - North West Suite	2,460	228.54	£68,880 /annum	Available
3rd - South Suite	5,800	538.84	£162,400 /annum	Available
4th - North East Suite	2,130	197.88	£59,640 /annum	Available
4th - North West Suite	2,460	228.54	£68,880 /annum	Available
4th - South Suite	5,800	538.84	£162,400 /annum	Available
Total	20,780	1,930.52		

Terms

Available by way of a new effective full repairing & insuring leases for a minimum term of 5 years.

AML

Potential tenants will be required to provide appropriate identification and proof of address in line with anti-money laundering regulations.

Summary

- Rent: £28 per sq ft exclusive of rates, service charge, VAT & all other outgoings.
- 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
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



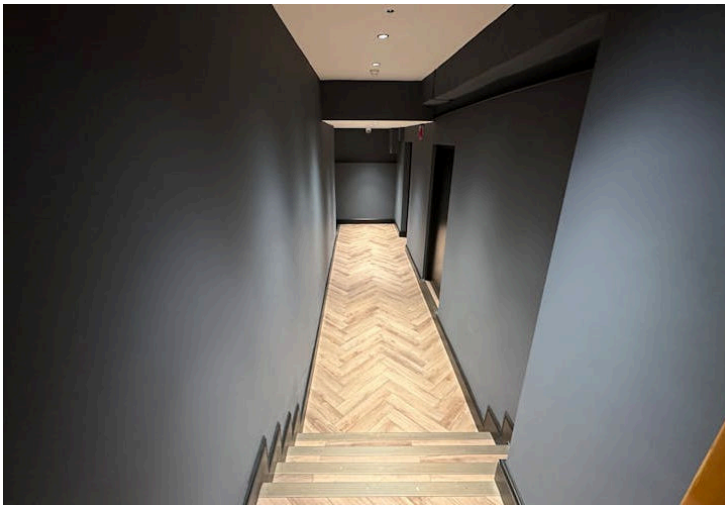
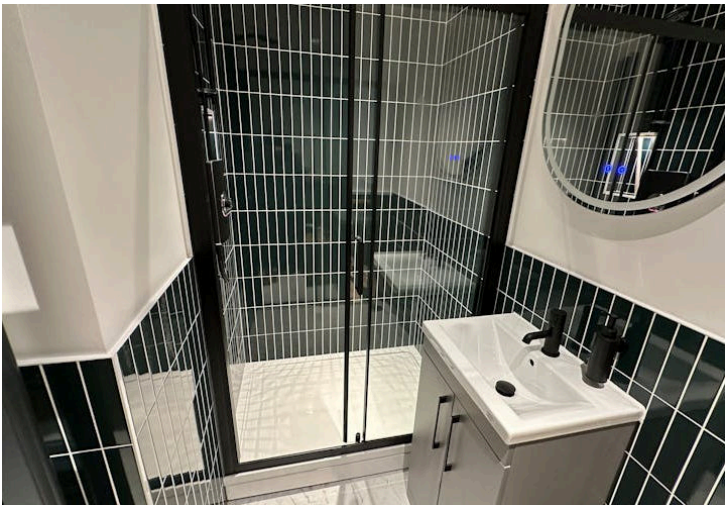
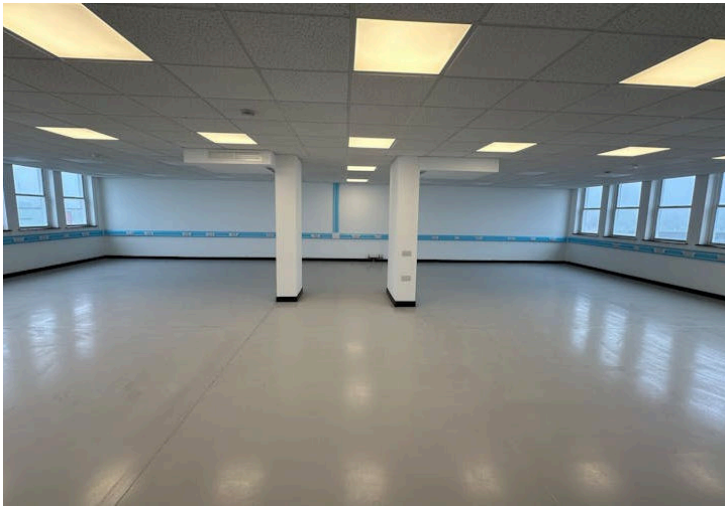
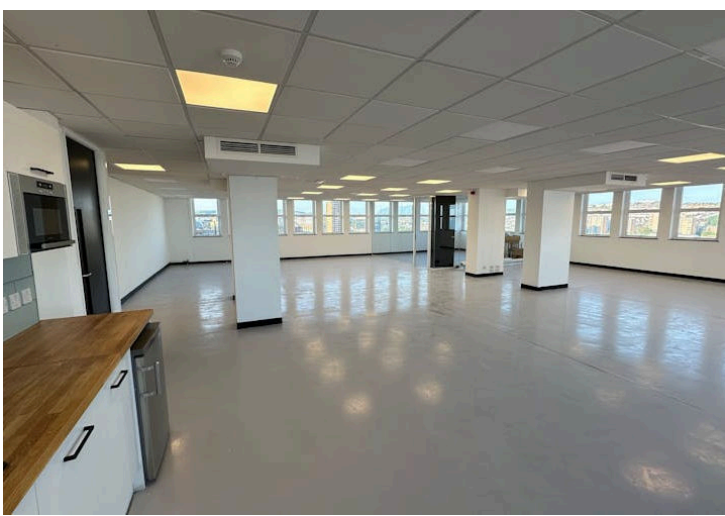
Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency

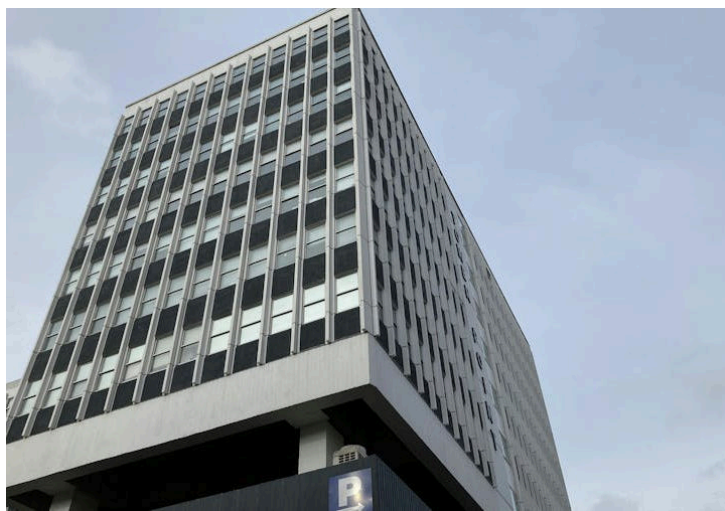
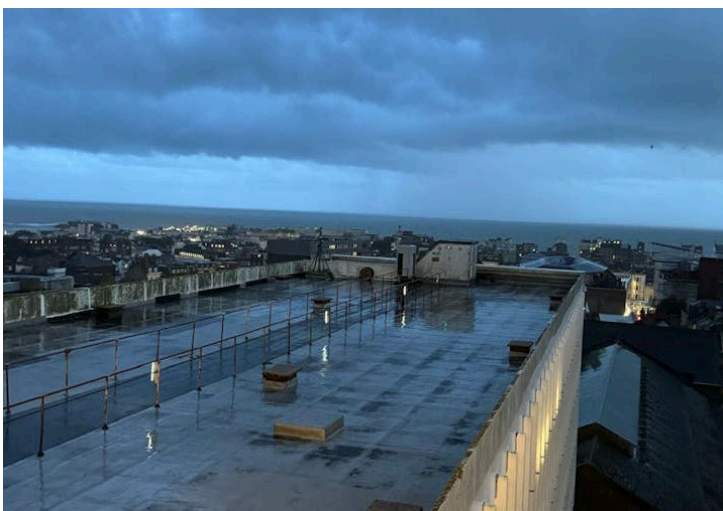
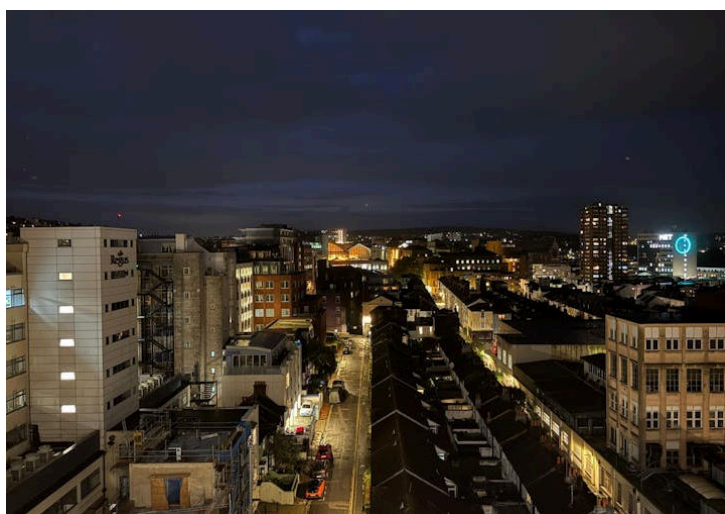
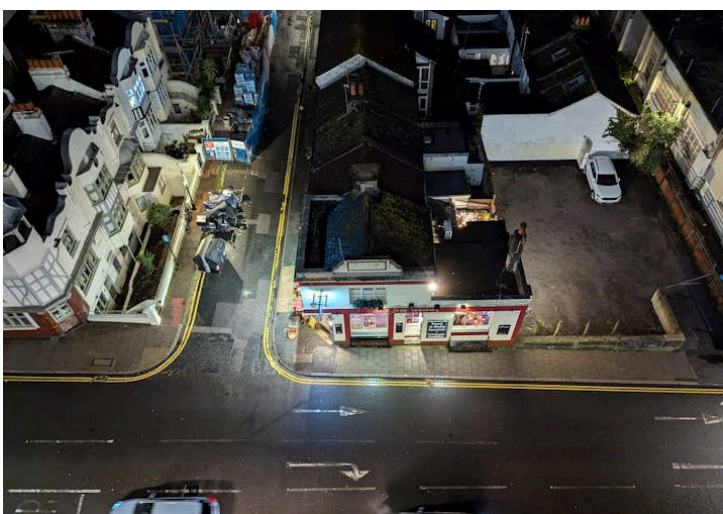
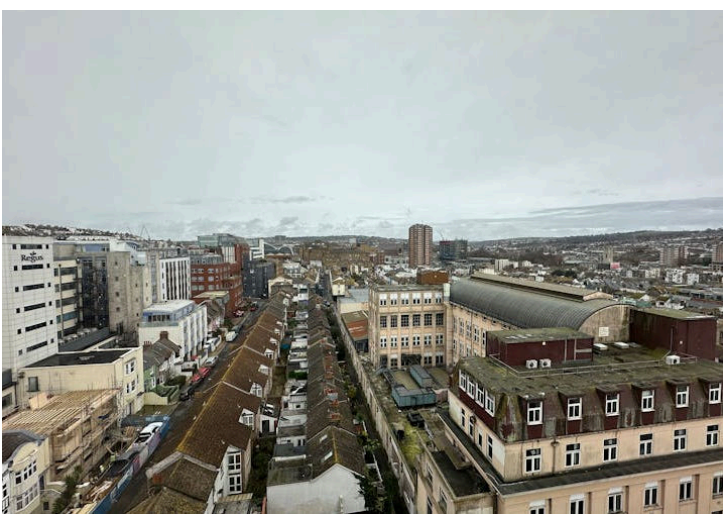


James Hawley
01273 672999 | 07935 901 877
james@eightfold.agency

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Tower Point, 44 North Road, Brighton, BN1

