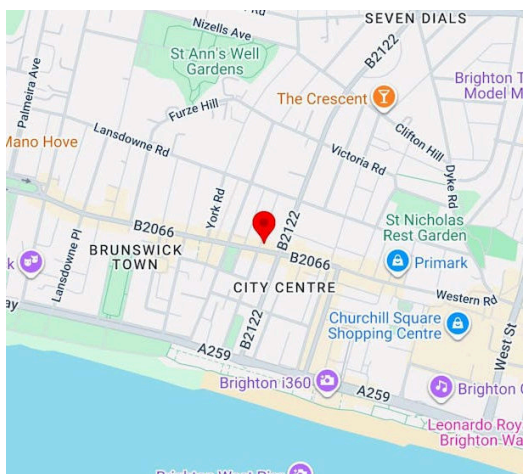




119-120 Western Road, Brighton, BN1 2AD

Office To Let | £28,000 per annum Exclusive of rates VAT & all other
outgoings | 1,737 sq ft

SUPERB VALUE OFFICES TO LET ON BRIGHTON/HOVE BORDER



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

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 £75 plus 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

Summary

- Rent: £28,000 per annum Exclusive of rates VAT & all other outgoings
- Business rates: £8,786 per annum Based on the 2026 valuation from April.
- 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: E (I14)
- Lease: New Lease
- Terms: 5 years

Further information

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

Contact & Viewings



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



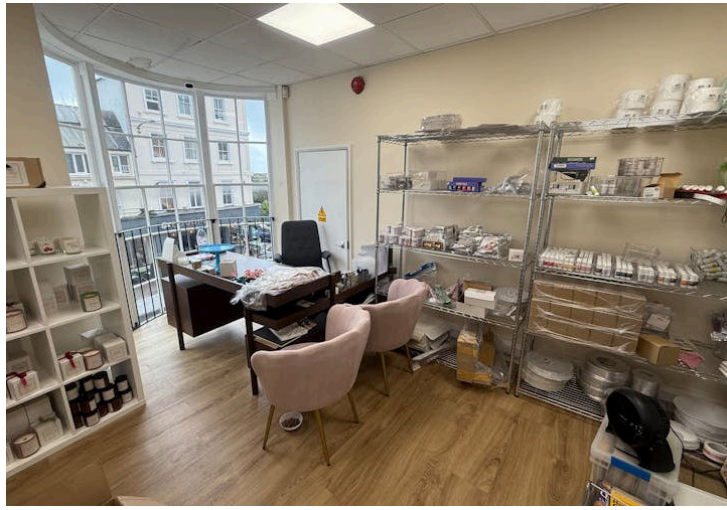
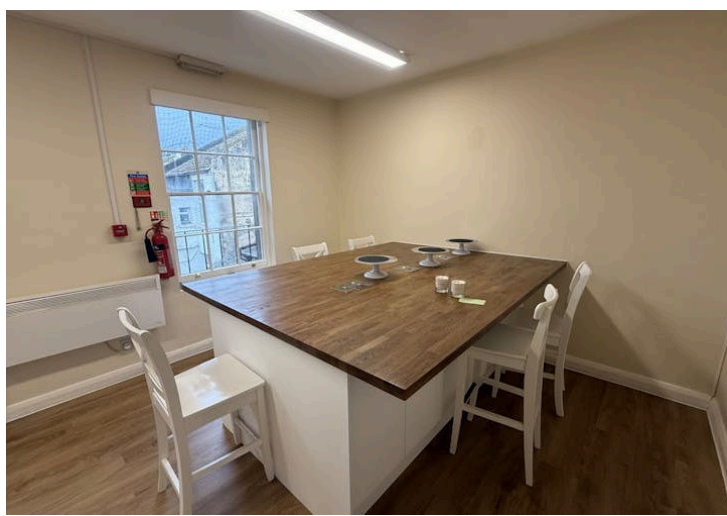
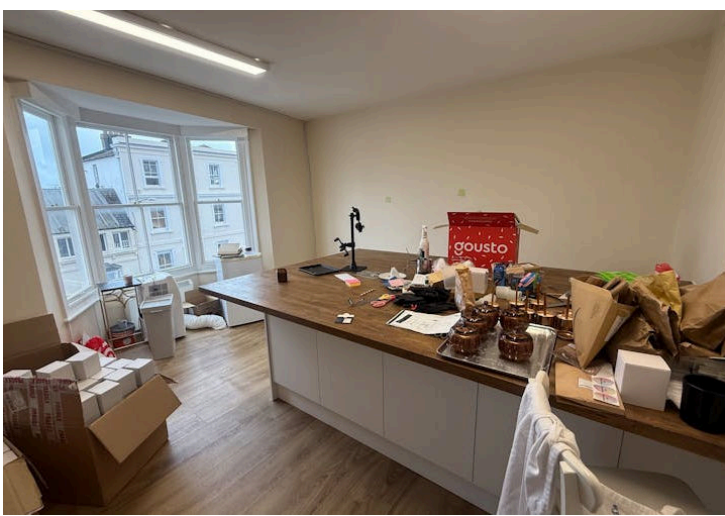
James Hawley
01273 672999 | 07935 901 877
james@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.





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.

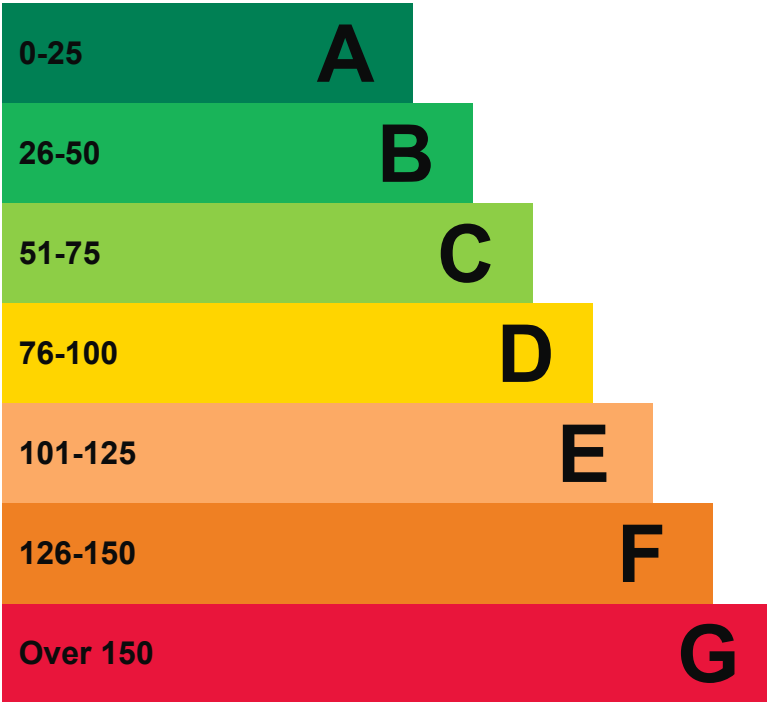
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Priva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

Energy efficiency rating for this property

This property's current energy rating is E.

Under 0 **A+**

Net zero CO2



114 | 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

25 | A

If typical of the existing stock

75 | C

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@nscoco.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/008161

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

Assessment details**Employer**Richard Quantrill

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

Assessor's declarationThe assessor is not related to the owner of the property.

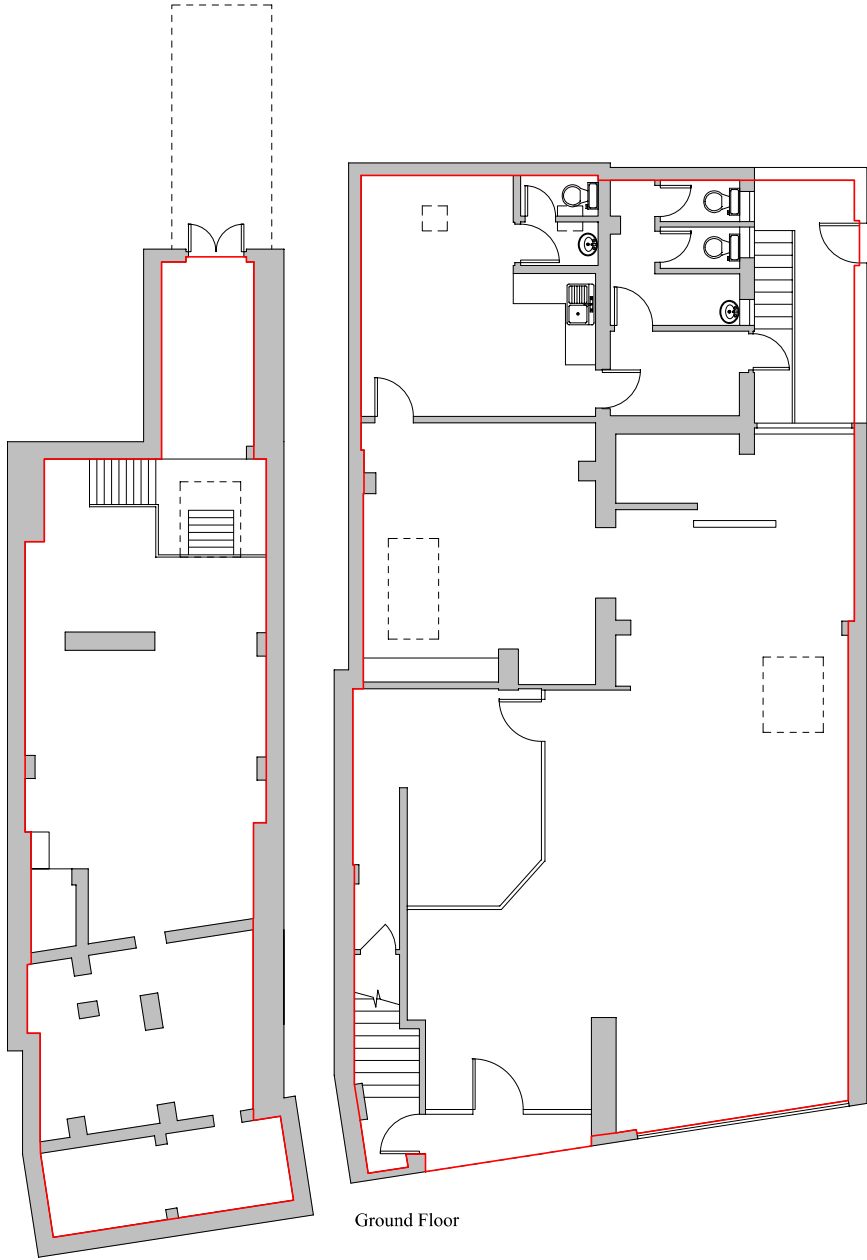
Date of assessment22 January 2020

Date of certificate23 January 2020

Other certificates for this property

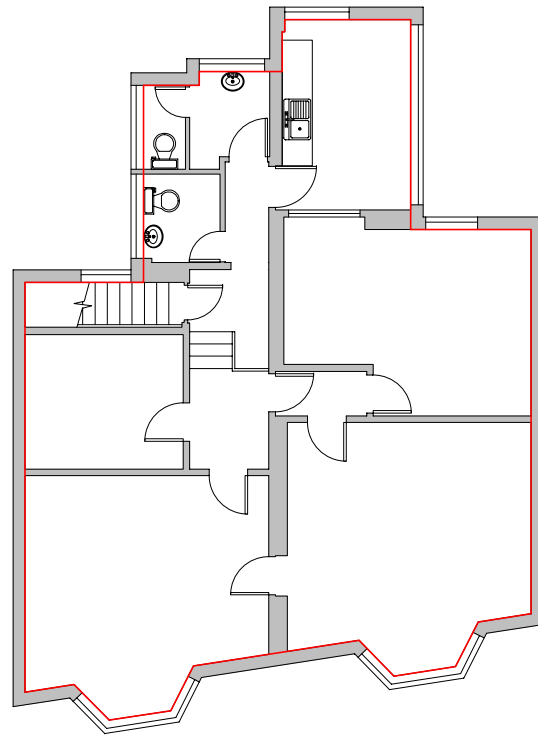
If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

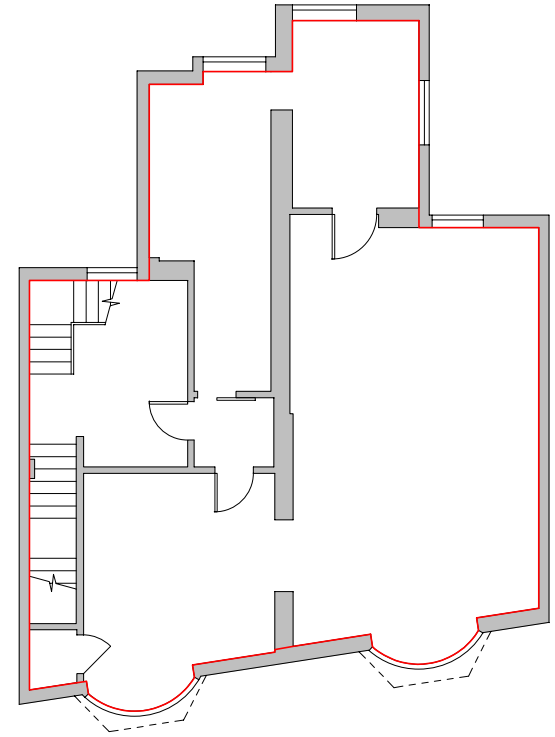


Cellar

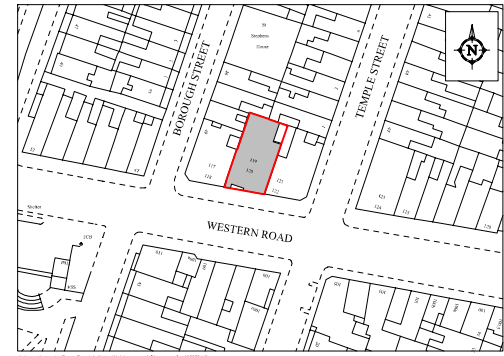
Ground Floor



First Floor



Second Floor



Location plan Scale 1:1250

