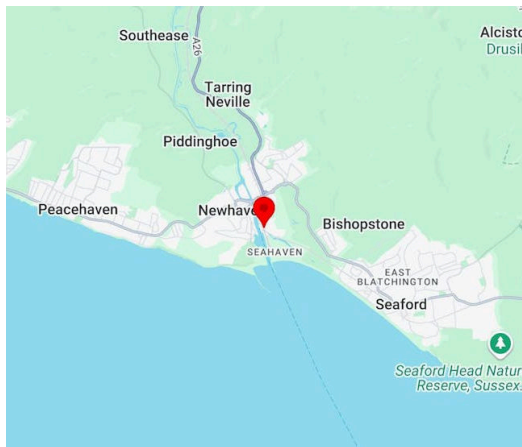




Newhaven Port Offices, Newhaven, BN9 0BG

Office To Let | £8,400 - £12,000 per annum All rents are inclusive of service charge, electricity, water and exclusive of business rates, VAT and all other outgoings. | 46.20 to 69.80 sq m

AN ARRAY OF WELL PRESENTED OFFICE SUITES WITH IMPRESSIVE VIEWS



Description

An array of well presented office suites with impressive coastal views and access to a shared meeting room, kitchen and W/C's.

Location

The offices are situated on the first floor with shared W/C's and kitchen facilities in addition to access to a communal meeting room.

Accommodation

Name	sq ft	sq m	Rent	Availability
Suite - 2	497.29	46.20	£8,400 /annum	Let
Suite - 3	590.94	54.90	£10,000 /annum	Let
Suite - 4	751.32	69.80	£10,200 /annum	Available
Total	1,839.55	170.90		

Terms

Available on flexible terms, outside the Landlord & Tenant Act 1954.

The incoming Tenant will be liable for a contribution to the Landlords Lease preparation of £350 + VAT.

AML

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



Summary

- Rent: £8,400 - £12,000 per annum All rents are inclusive of service charge, electricity, water and exclusive of business rates, VAT and all other outgoings.
- Business rates: The suites are to be assessed on an individual basis. If taken individually it is expected that the suites will qualify for 100% SBRR
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: B (28)
- Lease: New Lease

Further information

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

Contact & Viewings

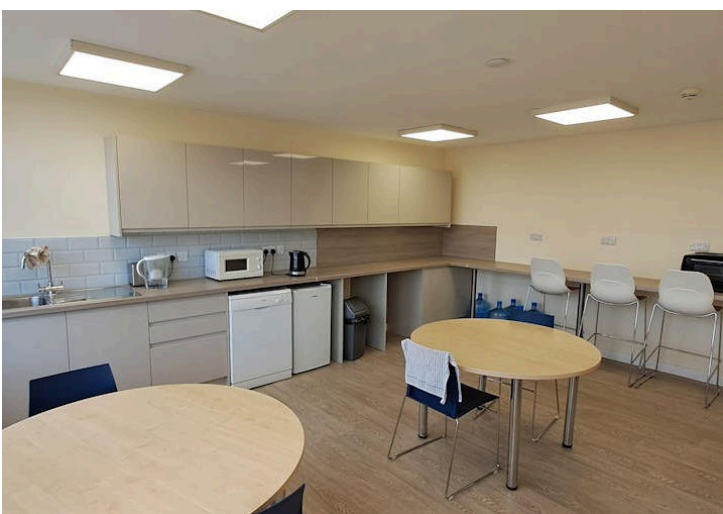


Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
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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)

Newhaven Ferry Terminal Building
Railway Approach
NEWHAVEN
BN9 0DF

Energy rating

B

Valid until:

14 March 2034

Certificate number:

0367-0288-4406-5182-9654

Property type

General Assembly and Leisure, Night Clubs, and Theatres

Total floor area

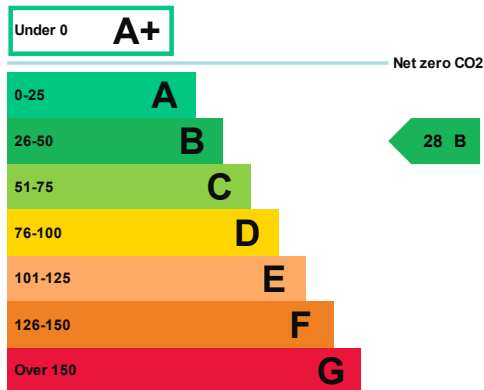
1,855 square metres

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

17 A

If typical of the existing stock

67 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	34.49
Primary energy use (kWh/m ² per year)	376

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3704-5456-5402-3743-4924\)](#).

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	Stephen Peacock
Telephone	02086969520
Email	stephen@bespokeplans.co.uk

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/008714
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bespokeplans Limited
Employer address	24 Walmsley House, London, SW16 1RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 January 2024
Date of certificate	15 March 2024