



OFFICE TO LET

5 ISETTA SQUARE

35 New England Street, Brighton, BN1 4GQ

LIGHT & AIRY MODERN GROUND FLOOR OFFICE
TO LET NEAR BRIGHTON STATION

1,306 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,306 sq ft
Rent	£35,000 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£8,607.75 per annum
Rateable Value	£17,250
Service Charge	A service charge will be payable in addition to rent. Please ask for further details on amount
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1,500 plus VAT towards the landlords' legal fees. An unconditional undertaking to be provided prior to the release of papers.
EPC Rating	C (56)

Description

Delightful ground floor office premises comprising an entrance lobby, storage, accessible toilet, meeting room, kitchenette and a large office space. There is air-con within the space, an onsite bike storage and plenty of natural light into the space.

Location

The subject property is situated on Isetta Square, located on the western side of the Fleet Street, opposite the junction intersecting New England Street a couple of minutes walk away from Brighton Mainline Station London Victoria (47 Minutes) and the North Laine. Nearby occupiers include Goodlaw Solicitors, Sainsbury's & Totalfit Brighton in addition to an array of local and national occupiers. There are also a number of multi-storey car parks a short walk from the property.

Accommodation

The accommodation comprises the following areas:

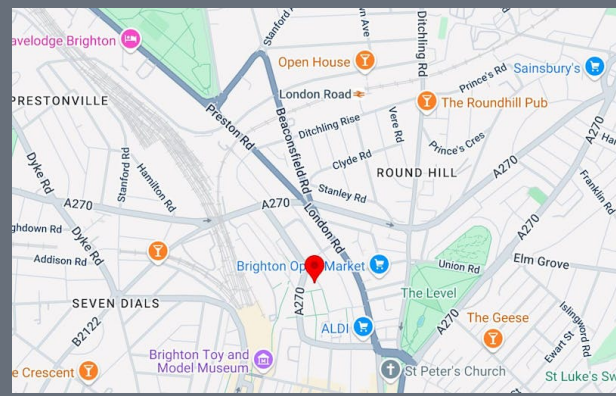
Name	sq ft	sq m
Ground	1,306	121.33
Total	1,306	121.33

Terms

Available by way of a new effective full repairing & insuring lease for a term of at least 3 years. if longer with reviews at appropriate intervals The lease is outside the Landlord & Tenant Act 1954.

AML

As in accordance with regulations the appropriate anti money laundering searches will need to be carried out for which a charge of £50 per person



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

Ape Creative Ltd 5 Isetta Square, 35 New England Street BRIGHTON BN1 4GQ	Energy rating	Valid until:	5 April 2030
	C	Certificate number:	0040-9210-0370-2670-4040

Property type **B1 Offices and Workshop businesses**

Total floor area **132 square metres**

Rules on letting this property

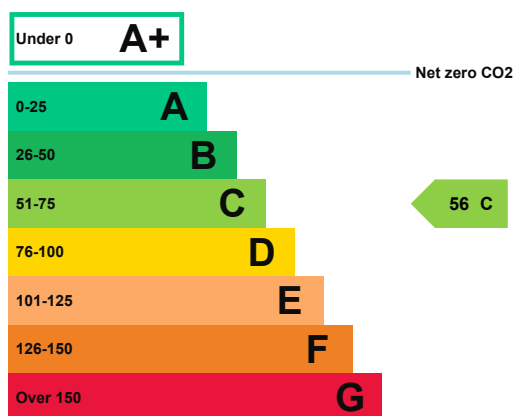
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

36 B

If typical of the existing stock

104 E

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 (kgCO ₂ /m ² per year)	67.87
Primary energy use (kWh/m ² per year)	451

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2924-4074-0107-0400-6001\)](/energy-certificate/2924-4074-0107-0400-6001).

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	Simon Cole
Telephone	0333 1211201
Email	simon@easyepc.org

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/012641
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Easy EPC
Employer address	12 Albion Street Brighton East Sussex BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 April 2020
Date of certificate	6 April 2020
