



OFFICE TO LET

## 1ST FLOOR

2 Addison Road, Hove, BN3 1TN

OUTSTANDING HI GRADE GATED OFFICE SPACE  
WITH PARKING TO LET IN SEVEN DIALS AREA  
BRIGHTON

483 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	483 sq ft
<b>Rent</b>	£15,500 per annum per annum exclusive of rates VAT, service charge & all other outgoings.
<b>Rates Payable</b>	£5,988 per annum This property falls into the small business rate relief threshold & subject to conditions may benefit from further discount up to 100%
<b>Rateable Value</b>	£12,000
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of expenditure to the building
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £2000 plus VAT toward the landlords legal fees
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C (70)

## Description

Accessed via private gates into its own courtyard & car park where the landlord has installed a mechanical turning circle (like you see in the films). The offices are then accessed via a communal lobby & staircase to the first floor where the suite has its own kitchen facilities. The space has been fitted to a very high standard with features including Karndean flooring, double glazing & electric wall mounted heaters. The office over looks the front of the building onto Addison Road. The space is available to let vacant or alternatively may be able to be provided furnished.

## Location

The property is situated within the very popular Seven Dials area located to the north of the city centre. Brighton Station is approx. 10 minutes walk away whilst the location also offers good vehicular access to both the A23 & A27. Nearby occupiers include The Good companions, Gails Bakery, Ricci's Deli, the Flour Pot Bakery, Subway, Seven Cellars and the Co-op.

## Accommodation

The accommodation comprises the following areas:

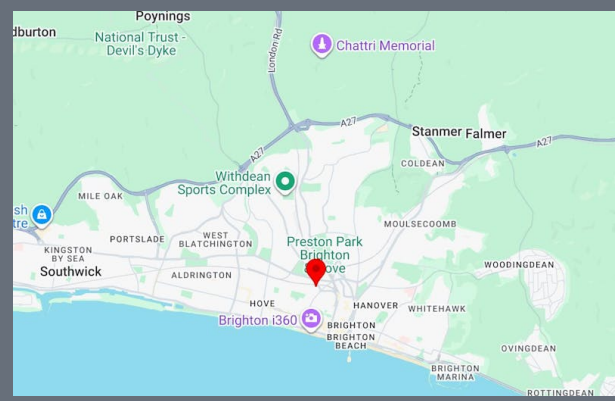
Name	sq ft	sq m
1st - Office	413	38.37
1st - Kitchen	70	6.50
<b>Total</b>	<b>483</b>	<b>44.87</b>

## Terms

Available to let on a new effective full repairing & insuring lease for a minimum term of 5 years.

## AML

Anti money laundering searches will be required to be carried out on all shareholders with 25% or more shareholding. searches will be charged at £50 plus VAT per person whilst referencing where required will be charged at £75 plus VAT.



## Get in touch

**Max Pollock**

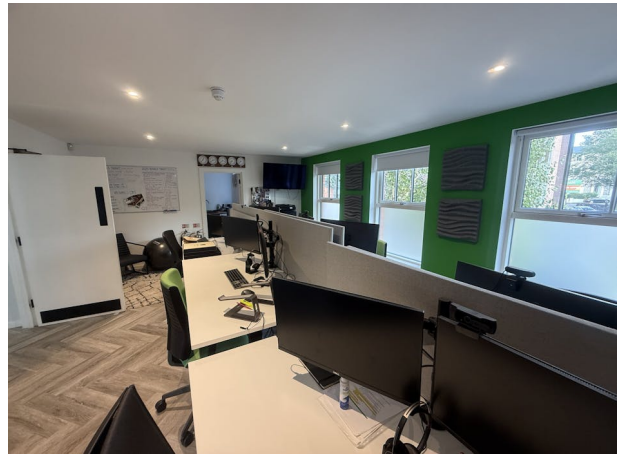
01273 672999 | 07764 794936  
max@eightfold.agency

**Alex Gardner**

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alex@eightfold.agency

## Eightfold Property

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# Energy performance certificate (EPC)

OFFICE 2 ADDISON ROAD HOVE BN3 1TN	Energy rating	Valid until: <b>6 July 2031</b>
	<b>C</b>	Certificate number: <b>3977-8844-2928-7796-3414</b>

Property type	B1 Offices and Workshop businesses
Total floor area	164 square metres

## Rules on letting this property

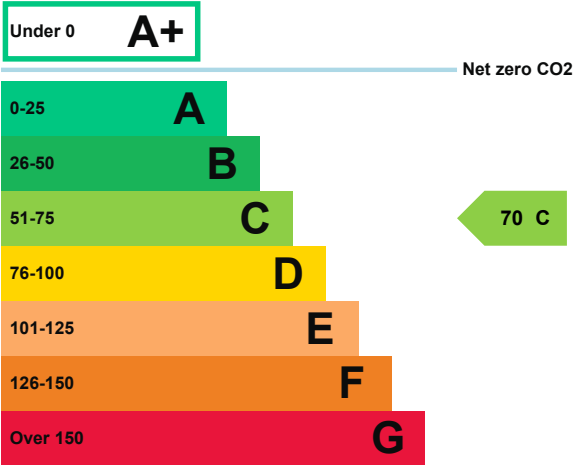
Properties can be let if they have an energy rating from A+ to E.

## 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	<b>27 B</b>
If typical of the existing stock	<b>80 D</b>

## 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 <sub>2</sub> /m <sup>2</sup> per year)	50.04
Primary energy use (kWh/m <sup>2</sup> per year)	296

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3412-0465-4201-9703-7853\)](#).

## 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	Joe Panther
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

### 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/024201
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 July 2021
Date of certificate	7 July 2021

1st Floor, 2 Addison Road, Hove, BN3 1TN Floorplan  
(not to scale)

