

## CITY CENTRE CO-WORKING SPACE TO LET

- 24 Hour Access
- Centrally Located
- Use of Meeting Rooms
- Inclusive of Business Rates & Service Charge
- Fully Managed
- Grade A Office Accommodation

Interested in this property? Please contact us on 01903 792785

# TOWER POINT, 44 NORTH ROAD, BRIGHTON, EAST SUSSEX, BN1 1YR

## Location

Tower Point is a substantial 8 storey tower block located in central Brighton comprising of offices, multi-storey public car park and gym. Brighton Railway Station is conveniently situated approximately 0.3 miles away and popular North Laine is to the east of the property which houses a number of restaurants, bars and commercial occupiers. Additionally, Churchill Square shopping centre and the seafront are within walking distance.

## Description

Platf9rm @ Tower Point offers unique and stylish co-working office space with the added benefit of regular community events & monthly socials. The spaces are accessed via a newly refurbished lobby and can be reached via lift or staircase.

Located on Floor 5, there are two 6 desk spaces available offering an external city or sea views and available from mid April.

Rates are inclusive of:

- Business Rates
- Service Charge
- Cleaning
- Maintenance
- Management of Space
- Friday Beers & Midweek Treats
- 1000+ Member Slack
- Community Events & Monthly Socials
- 24 Hour Access, Lockable Room
- Additional Dedicated Broadband POA
- 8 Free Meeting Room Credits Per Month

## Accommodation

The premises have the following approximate floor areas:

|                          | Sq Ft        | Sq M         |
|--------------------------|--------------|--------------|
| <b>Total floor area:</b> | <b>151.1</b> | <b>14.04</b> |

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £30,240 per annum, exclusive for an external sea view.  
Rental offers are invited in the region of £27,360 per annum, exclusive for an external city view.

## EPC

The property has an EPC rating of C.

## VAT

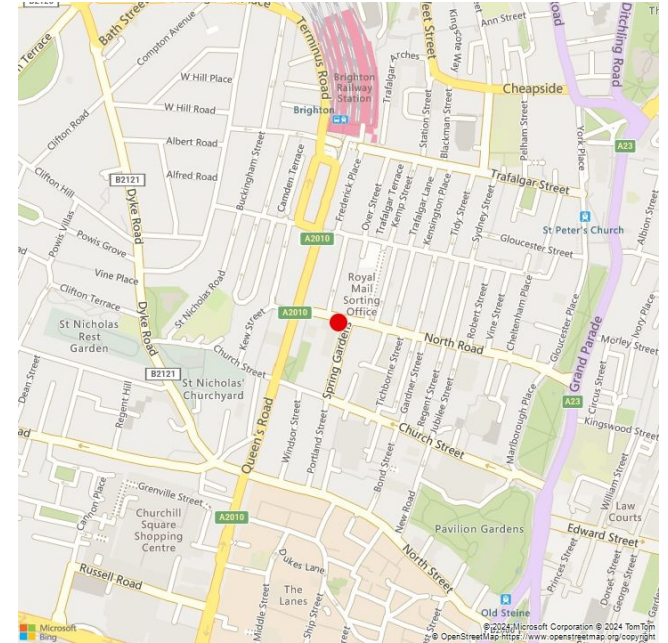
We are informed that VAT is applicable on the terms quoted.

## Use

Fully serviced office space.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Jacobs Steel.



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