



## 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, this 4 desk space offers an external city view and is available immediately.

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
- 4 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>117.1</b>	<b>10.88</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 £18,240 per annum, exclusive.

## EPC

The property has an EPC rating of C.

## VAT

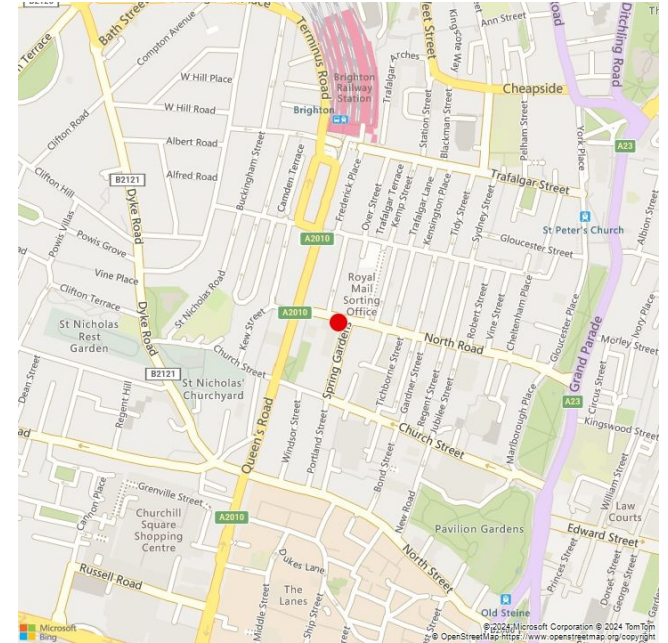
We are informed that VAT is applicable on the terms quoted.

## Use

Fully service office space.

## Legal Fees

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



## Viewing

Strictly by appointment with Jacobs Steel.



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk

**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Jacobs Steel has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Jacobs Steel have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

**Jacobs | Steel**