

MAKING
PROPERTY
WORK
SHW.CO.UK

SHW



OFFICE
SHOW
TO LET
01273 876300

SEE, FEEL & DISCOVER
WITH
Brighton
BIKE TOURS
RESERVE YOUR TOUR AT WWW.BRIGHTONBIKE TOUR.COM
OR CALL / TEXT 01424 756 840

TO LET

OFFICES FROM 1,843 – 2,351 SQ FT (171.21 – 218.41 SQ M)
Hanover House, 118 Queens Road, Brighton, East Sussex, BN1 3XG

DESCRIPTION

The available floors provide open plan accommodation within a self-contained office building. The 5th floor benefits from a private balcony and demised WC's.

LOCATION

The property is located on the east side of Queens Road, close to Brighton Mainline Railway Station (London Victoria 53 minutes). There are excellent shopping facilities within a few minutes' walk including Churchill Square Shopping Centre, the famous Lanes and North Laine area. Regular bus services run along Queens Road and routes across the city run from Western Road/Churchill Square.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Ground Floor	1,843	171.21
First Floor	2,339	217.29
Second Floor	2,351	218.41
Fourth Floor	2,348	218.13
Fifth Floor	1,861	172.89
TOTAL	10,742	997.93

RENT

£19 psf.

LEASE TERM

A new full repairing and insuring lease is available on terms to be agreed.

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas.

RATES

The April 2023 rateable values are as follows:-

Ground Floor	£29,750
First Floor	£36,000
Second Floor	£36,000
Fourth Floor	To be assessed
Fifth Floor	To be assessed

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

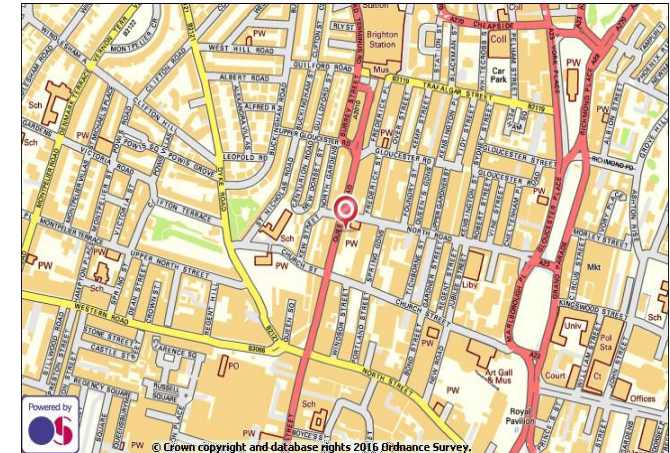
Each party to be responsible for their own legal costs incurred

EPC

Ground Floor	To be assessed.
First & Second Floor	C
Fourth Floor	D
Fifth Floor	To be assessed.

AMENITIES

- Modern open plan office accommodation
- Central location, close to Brighton Station
- DDA compliant WC
- Suspended ceiling with inset lighting
- Perimeter trunking
- Passenger lift
- Carpeted



VIEWINGS – 01273 876 200

James Bryant

t: 01273 876 252

Jasmine Dean-Milward

t: 01273 876 209

e: jbryant@shw.co.uk

e: jdean-milward@shw.co.uk



twitter - @SHWProperty



LinkedIn - SHW Property



Instagram – SHW Property

**MAKING
PROPERTY
WORK**