



TO LET

OFFICE – 2,160 SQ FT (200.67 SQ M)
Imperial House, 3rd Floor, Queens Road, Brighton, BN1 3XB

SHW

**MAKING
PROPERTY
WORK**

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Rent | £58,320 Per Annum Exclusive

LOCATION

The premises are situated on the West side of Queens Road approximately 200 yards south of Brighton Mainline Railway Station (London- Victoria 49 minutes best time).

There are excellent shopping facilities within a few minutes walk, which include the famous Lanes and refurbished Churchill Square Shopping Centre.

DESCRIPTION

The available space comprises a self contained office situated on the third floor of this well presented, purpose built office building.

The office provides open plan accommodation which is in the process of being fully refurbished.

The office benefits from 2 car parking spaces which are located within close proximity of the building on Upper Gloucester Road.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Third Floor	2,160	200.67

RENT

£58,320 PAX

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £30,250

AMENITIES

- Newly Refurbished Open Plan Office
- Air Conditioning
- Suspended Ceiling
- Passenger Lift
- Door Entry Phone
- Male & Female WC's
- 2 Car Parking spaces

SERVICE CHARGE

A service charge will be payable. Please contact the agents for further information.

VAT

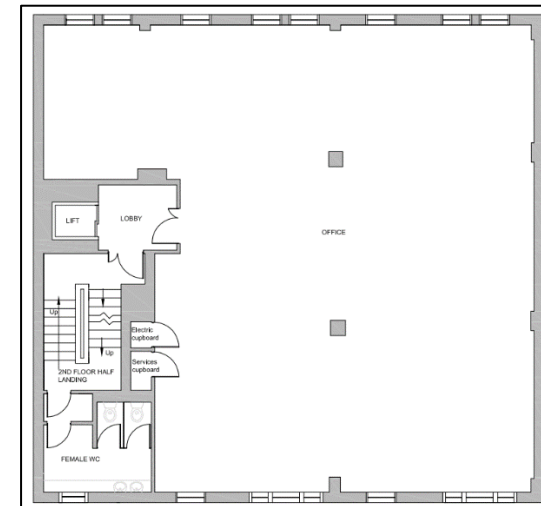
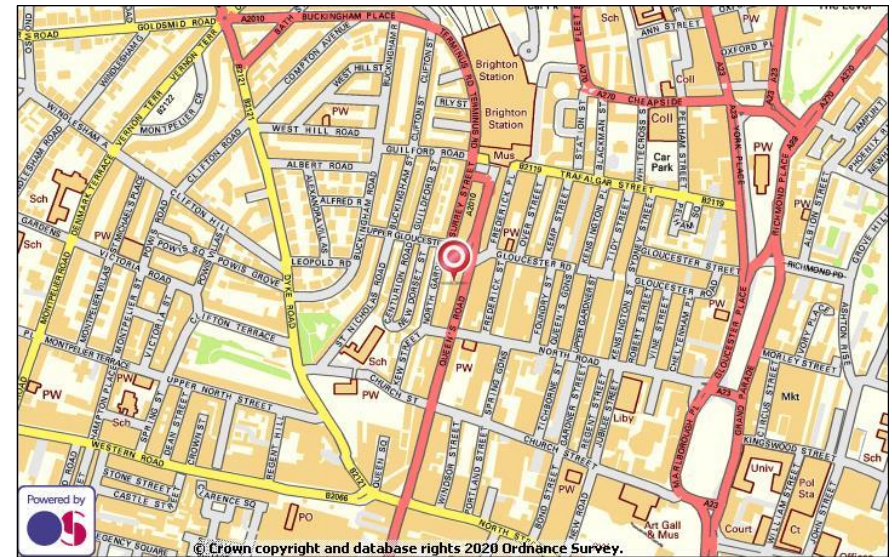
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

To be assessed once the refurbishment works are complete.



VIEWINGS – 01273 876 200

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