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**TO LET**

**OFFICE – 1,565 – 4,799 SQ FT (145 SQ M)**

**Ground, 1<sup>st</sup> & 2<sup>nd</sup> Floor, 100-101 Queens Road, Brighton, East Sussex, BN1 3XF**



**LOCATION**

The property is situated on the East 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 North Lane and Churchill Square Shopping Centre.

**DESCRIPTION**

This modern office building benefits from energy efficient air conditioning and ventilation system to all office areas.

The available space is situated on the ground, first & second floor of this six storey building. Internally, the space on each floor is open plan with a kitchen/breakout area.

The accommodation is available as a whole or on a floor by floor basis.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Ground Floor	1,565	145
First Floor	1,617	150.22
Second Floor	1,617	150.22
<b>TOTAL</b>	<b>4,799</b>	<b>455.44</b>

**AMENITIES**

- 1 parking space per floor
- Kitchenette area on each floor
- Carpeting
- Suspended ceiling with recessed lighting
- 6-person passenger lift
- WC facilities
- Access control system

**RENT**

£25.00 Per sq. ft exc

**SERVICE CHARGE**

A service charge is in place covering the cost of cleaning, heating, lighting and maintaining the common parts. Full details are available on request.

**RATES**

The Rateable Value is to be reassessed

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

26-50

**B**

**39 B**



**VIEWINGS – 01273 876 200**

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