



MAKING  
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**TO LET**

**OFFICE – 3,255 SQ FT (302.39 SQ M)**

**Ground Floor And Lower Ground, 96-99 Queens Road, Brighton, East Sussex, BN1 3XF**

**LOCATION**

The premises are 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 Laine and Churchill Square Shopping Centre.

**DESCRIPTION**

This modern office building benefits from energy efficient air conditioning and ventilation system servicing all the office areas. The available space is situated on the ground and lower ground floor of the six storey building.

Internally, the space is open plan with meeting rooms, breakout/kitchen area and WC's. The property has the potential to be used either for office or retail use.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
GF & LGF	3,255	302.39

**AMENITIES**

- 1 car parking space
- Air conditioning
- Suspended ceiling with recessed lighting
- Open plan
- Extensive kitchen/breakout area
- 6-person passenger lift



**RENT**

£70,000 Per annum exclusive

**LEASE TERM**

The property is available on a new FRI lease for a term to be agreed.

**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 April 2023 rateable value of the property is £51,000.

**VAT**

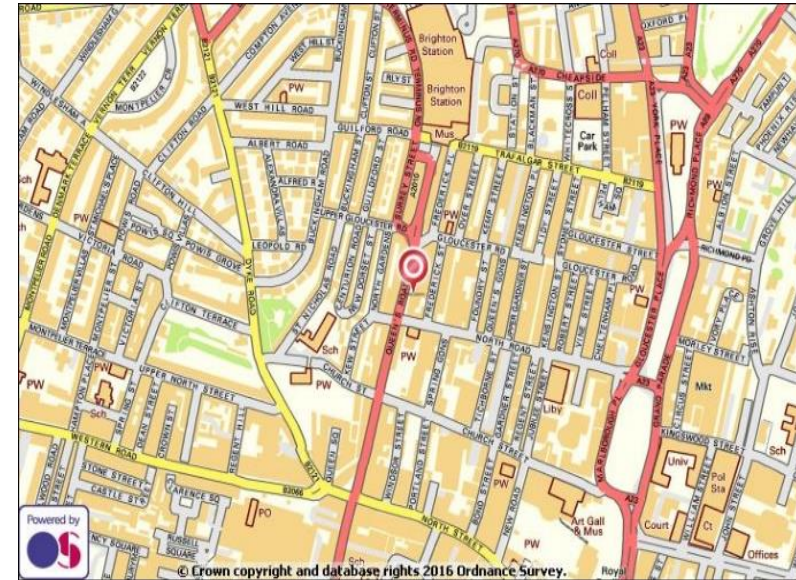
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 01273 876 200**

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