

TO LET

OFFICE – 1,565 – 4,799 SQ FT (145 SQ M)
Ground, 1st & 2nd 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)

Accommodation (in most)		
SQ FT	SQ M	
1,565	145	
1,617	150.22	
1,617	150.22	
4,799	455.44	
	1,565 1,617 1,617	

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.

DATES

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









BRIGHTON

AND

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