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**TO LET**

**OFFICE – 3,372 SQ FT (313.26 SQ M)**

**Princes House, 3rd Floor, Queens Road, Brighton, BN1 3XB**

**LOCATION**

Princes House occupies a prominent corner site in the city centre within approximately 200 yards of Brighton mainline railway station. Shopping thoroughfares, the Conference Centre and Seafront are within walking distance.

**DESCRIPTION**

Princes House provides office space over ground to 3rd floor levels with basement parking. The property benefits from an impressive corner entrance. The available space is on the 3rd floor.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Third Floor	3,372	313.26
<b>TOTAL</b>	<b>3,372</b>	<b>313.26</b>

**TERMS**

To let on a new lease, terms to be agreed.

**VAT**

VAT is payable on the terms quoted.

**AMENITIES**

- Open plan office accommodation situated on top floor
- Air conditioning and LED lighting
- Raised access floors
- 8-person passenger lift servicing all floors
- Secure access control system
- Basement car parking - 3 car parking spaces allocated to third floor
- Cycle store

**RENT**

£93,000 per annum exclusive.

**RATES**

The current April 2023 Rateable Value of the property is £78,000.

**SERVICE CHARGE**

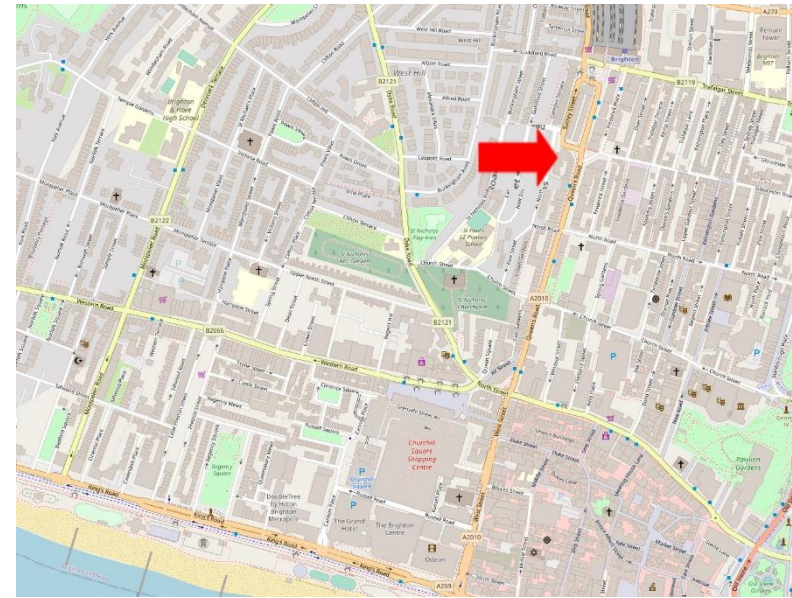
Service charge will be payable - further information on request.

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**EPC**

The 3rd floor has an EPC rating of C.



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