

**CLOSE TO BRIGHTON STATION**

**AIR CONDITIONED OFFICE SUITE**

**1,660 ft<sup>2</sup> / 154 m<sup>2</sup> + car space**

**TO LET**



**FIRST FLOOR, 96-97 QUEENS ROAD**

**BRIGHTON BN1 3XF**



**GRAVES  
SON &  
PILCHER**

01273 321 123

GSP.UK.COM

## Location

Situated in a main thoroughfare of the city centre, within 200 metres of Brighton railway station and public transport hub. There are numerous amenities of the city centre within walking distance, including coffee shops, restaurants, shopping, entertainment, hotels and car parks. Churchill Square, the seafront, the North Laine and extensive bus services to all parts of the wider conurbation are conveniently accessible. Brighton railway station provides fast access to London and Gatwick Airport. Brighton attracts a high proportion of office occupiers in the creative, digital, technology and financial services sectors.

## Description

A modern air conditioned office suite within a well maintained high quality building. The suite is undergoing refurbishment works to include new decoration, new LED lighting, new carpets and kitchenette.

Features include:

- ◆ air conditioning & ventilation system
- ◆ kitchenette area
- ◆ 1 car parking space
- ◆ access control system
- ◆ passenger lift
- ◆ carpeting
- ◆ suspended ceiling with recessed lighting

<b>First Floor Suite</b>	<b>Open plan office area</b>	1,660 ft <sup>2</sup>	154 m <sup>2</sup>
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NB. Additional accommodation may be available if required.

## Terms

The suite is **TO LET** for a term to be agreed at a commencing rent of **£45,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. A rent free period may be available, subject to financial status and lease terms. The rent will be exclusive of VAT, business rates, service charge, building insurance premium and any other outgoings. A service charge is in place to cover the cost of maintaining, cleaning, heating and lighting the common parts. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** to be reassessed

**EPC Rating** C 55

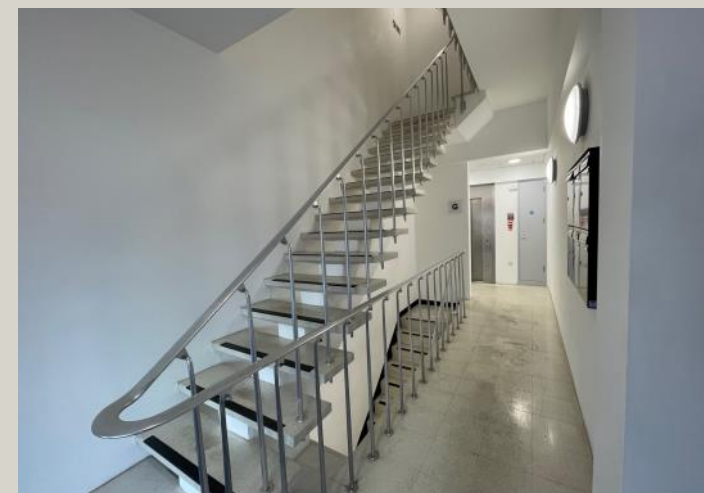
Viewing by appointment with joint letting agent **Graves Son & Pilcher LLP**

amenities and services not tested  
measurements are approximate and net internal



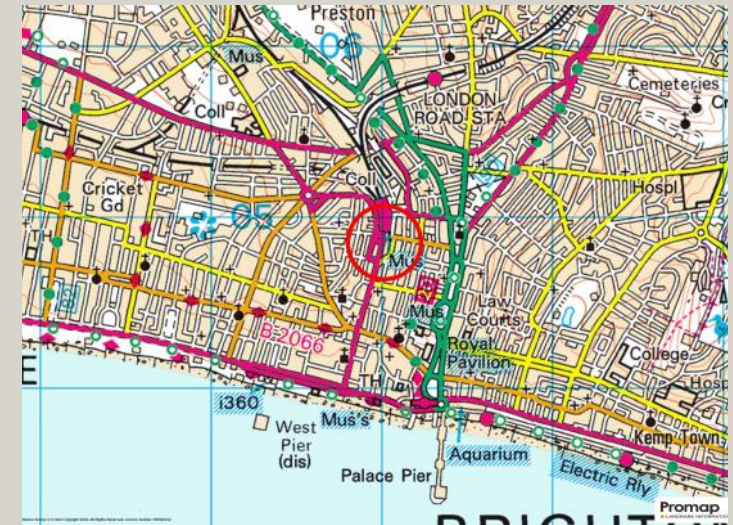
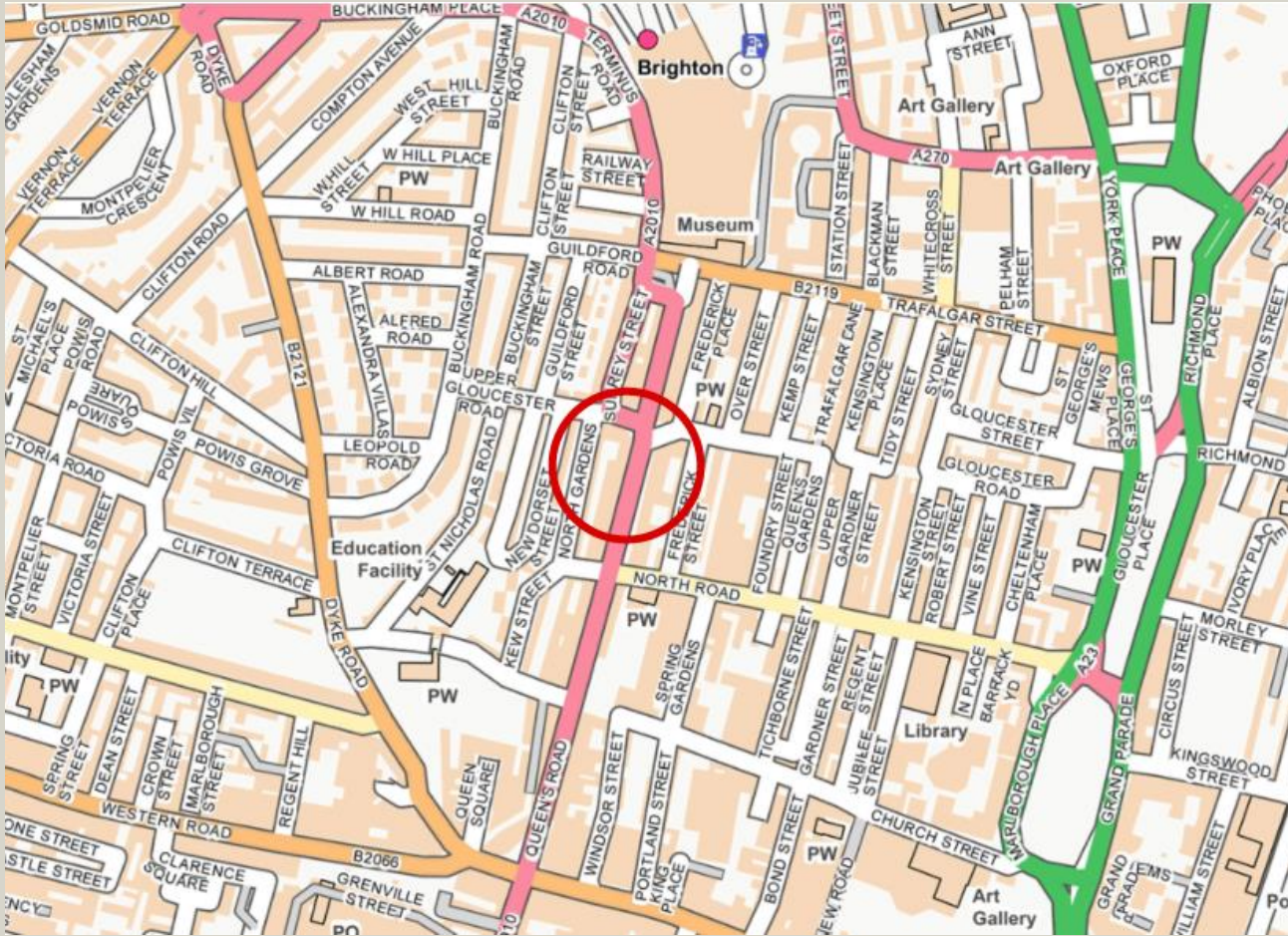
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