



Queens Road

Brighton, Brighton, BN1 3XE

Newly refurbished office accommodation located adjacent to Brighton Station (3,249 sq ft) LocationThe property...

3,958 sq ft
(367.71 sq m)

- Exposed ceiling mounted services and galvanised steel cable trays
- Air conditioning Comfort cooling with VRF fan coil units
- Cycle storage area
- Raised access floors 2 x 12 person passenger lifts
- Shower facilities
- Newly remodelled and refurbished reception / entrance way

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Summary

| | |
|-----------------------|---------------|
| Available Size | 3,958 sq ft |
| Rent | £32 per sq ft |
| Business Rates | N/A |
| Service Charge | N/A |
| EPC Rating | C |

Description

Newly refurbished office accommodation located adjacent to Brighton Station (3,249 sq ft)

Location

The property is situated within an established office location in the city within 50m of Brighton mainline railway station which provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes).

The property is well served by a diverse array of local amenities including shops, restaurants and public car parks with Churchill Square shopping centre and the seafront within easy walking distance. Numerous bus services can be found close by whilst there is an NCP car park a short distance to the south east of the premises

Accommodation

The accommodation has recently undergone a major programme of refurbishment works to reconfigure and refurbish the available floors to create modern open plan workspace arranged over 4 floors and to a Category A specification.

The property has the following approximate NIA:

Third 4,003 sq ft 372 sq m - Under Offer

Fifth 3,249 sq ft 302 sq m

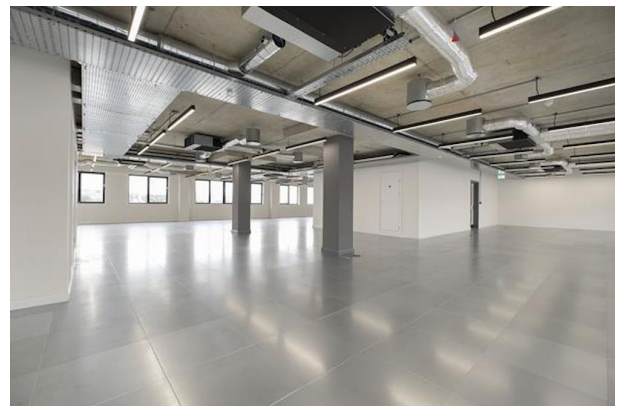
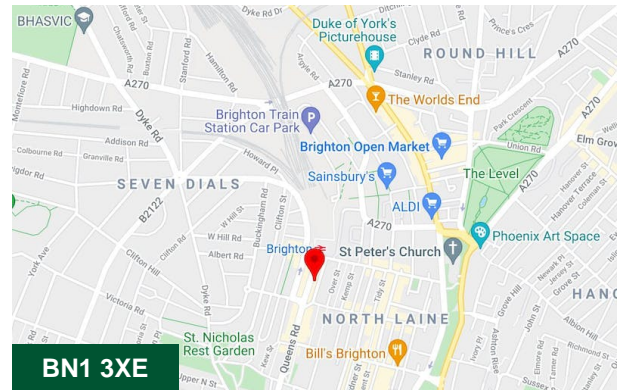
Legal Fees

Each party to bear their own legal costs incurred.

Terms

Terms

The accommodation is available to let by way of new effective full repairing and insuring leases for a term and rental to be agreed exclusive of business rates, building insurance, service charge, heating, lighting etc.



Viewing & Further Information



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