

TO LET

**Premium city centre offices
with private underground parking**

**100-101
QUEENS RD**

BRIGHTON, BN1 3XE

**From 1,565 – 3,787 Sq Ft
145 – 352 Sq M**

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

NEWLY REFURBISHED



100-101 QUEENS RD
BRIGHTON, BN1 3XE

PROPERTY DETAILS

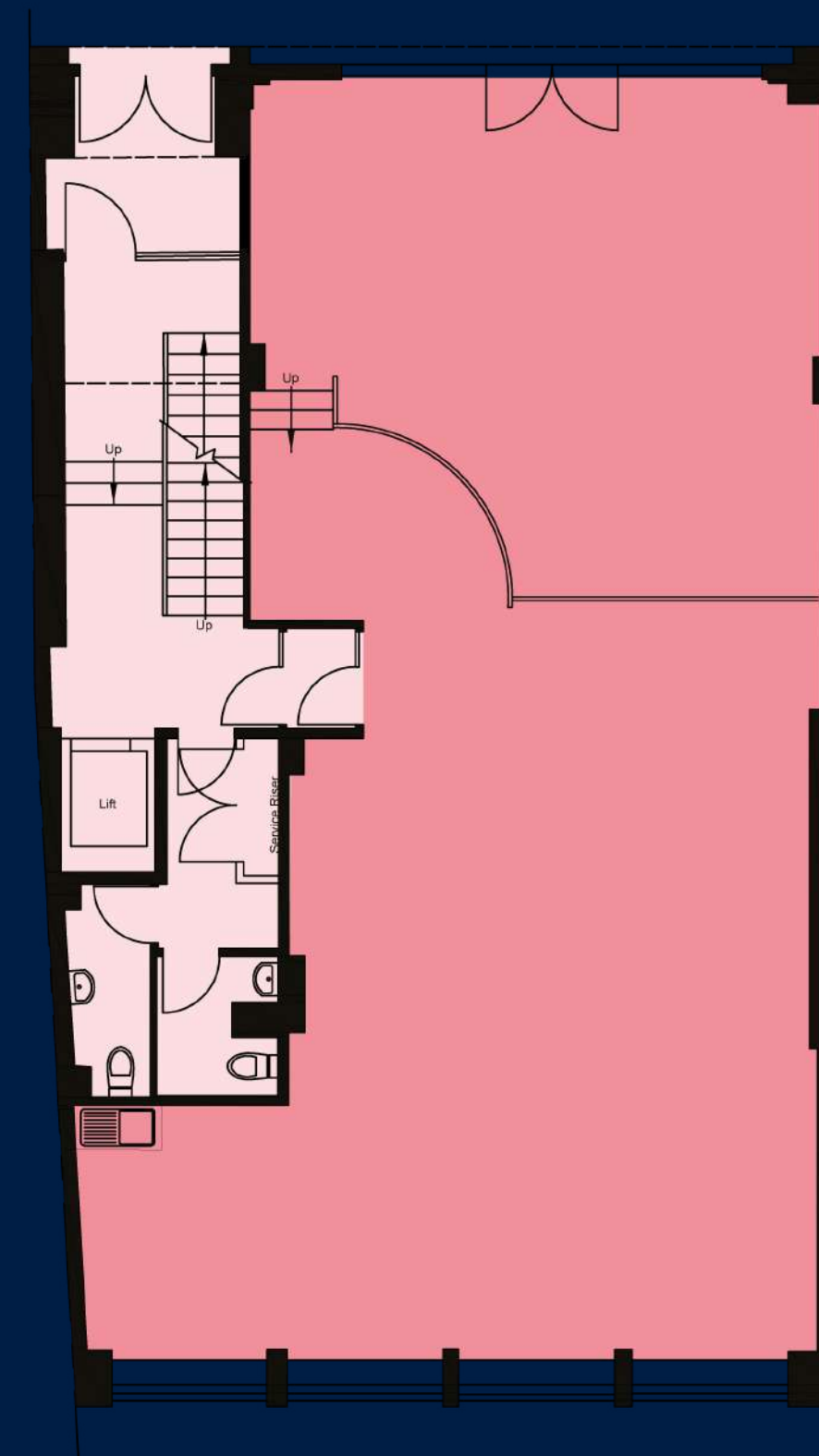
The space comprises modern, high quality open plan offices in CAT A Condition ready for an ingoing occupier to carry out their fit out.

The landlord will consider delivering fitted suites and providing furniture packages.

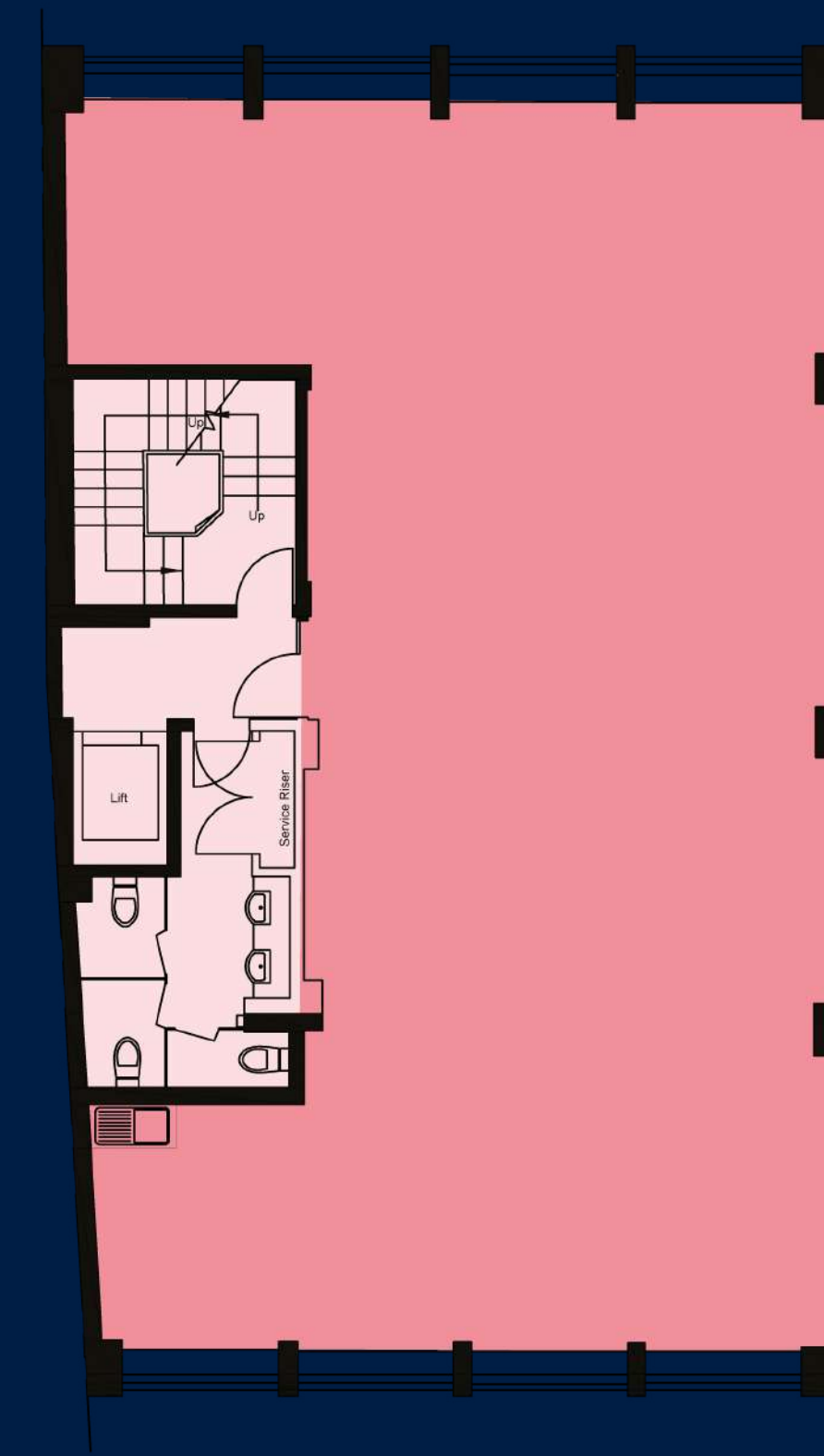
At basement level, there is an under croft car park providing allocated car parking spaces for the occupiers. There is also secure cycle storage.

SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq M
SECOND	1,617	150
GROUND	1,565	145
BASEMENT (STORE)	605	56
TOTAL	3,787	351



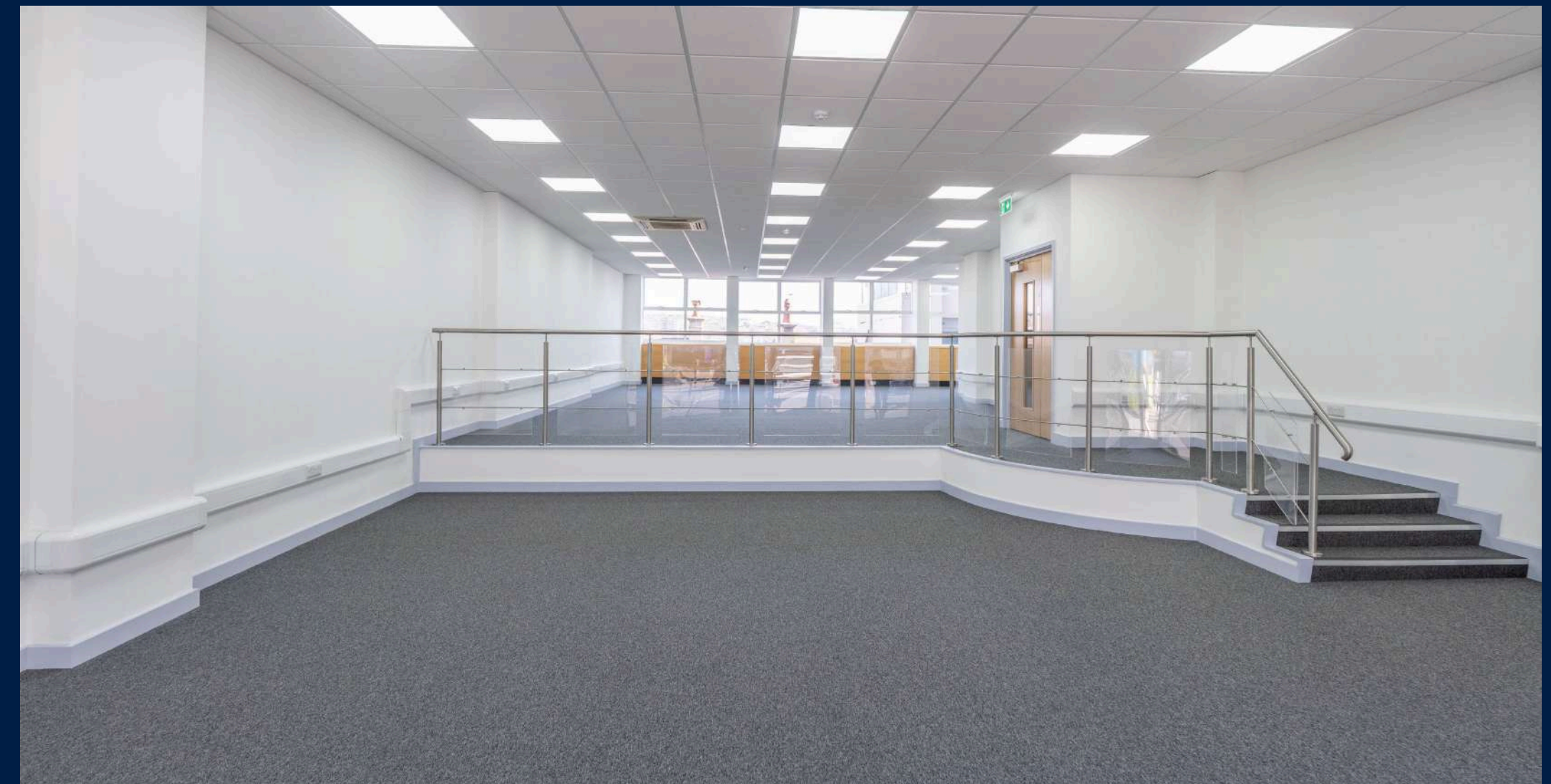
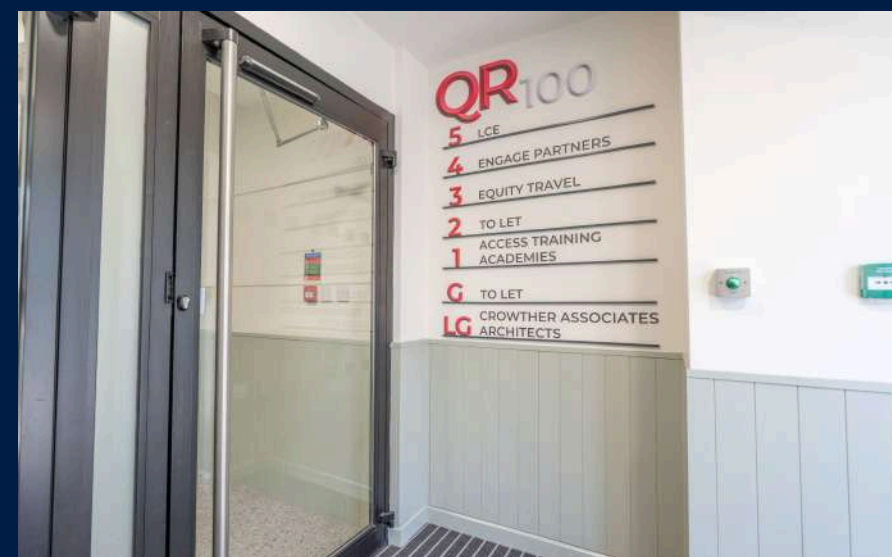
Ground floor



Second floor

Furniture not included but landlord will consider providing subject to wider terms. Floor plan not to scale, for indicative purposes only.

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PROPERTY LOCATION

100-101 Queens Road occupies a prominent position on Queens Road and is within approximately 150 metres of Brighton's mainline railway station and public transport hub.

There are numerous amenities 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.



SAT NAV: BN1 3XE
[///trick.stamp.spends](http://trick.stamp.spends)



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FURTHER INFORMATION

TERMS: The offices are available by way of new effective full repairing and insuring leases, with terms to be negotiated and agreed

RENT:

Basement Store -
£10.08 per Sq Ft | £6,100 Per Annum exclusive

Ground Floor -
£25.00 per Sq Ft | £39,125 Per Annum exclusive

2nd Floor -
£25.00 per Sq Ft | £40,425 Per Annum exclusive

VAT: VAT will be chargeable on the terms quoted

SERVICE CHARGE: Further details available upon request

RATEABLE VALUE: Basement Store - £7,800 | GF - £28,250 | 2F - £29,000

LEGAL COSTS: Each party is to be responsible for their own legal fees

EPC: B

AGENT DETAILS



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BY TRAIN	MINS
GATWICK AIRPORT	24
LONDON VICTORIA	56
LONDON BRIDGE	63

CONNECTIONS	MILES
A27	3
EASTBOURNE	23
GATWICK AIRPORT	28
LONDON (M25)	34
PORTSMOUTH DOCKS	47



PREMIUM CITY CENTRE OFFICES WITH PRIVATE PARKING | 100-101 QUEENS RD

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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:



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