



96-99 Queens Rd

Brighton, BN1 3XE



1,660 – 11,455 sq ft of high quality fitted offices
with secure car parking

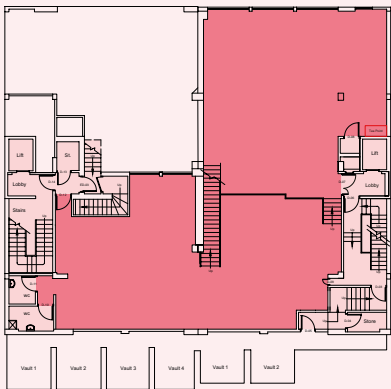
Description

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

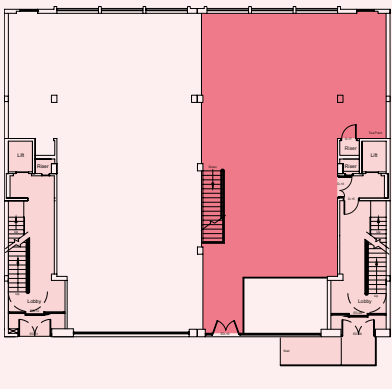
The landlord has delivered a part fitted suite on the first floor and will consider delivering other fitted suites and furniture packages in the building.

The suite at ground and lower ground floor level is part fitted and benefits from meeting rooms, breakout/kitchen area and demised WCs. This suite has the potential to be used either for office or retail use.

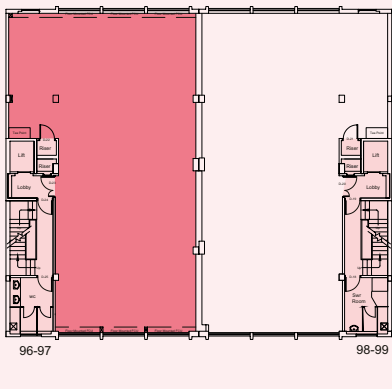
At basement level, there is an undercroft car park providing allocated car parking spaces for the occupiers. There is also secure cycle storage.



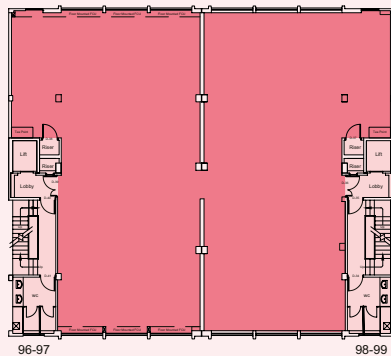
Lower ground floor



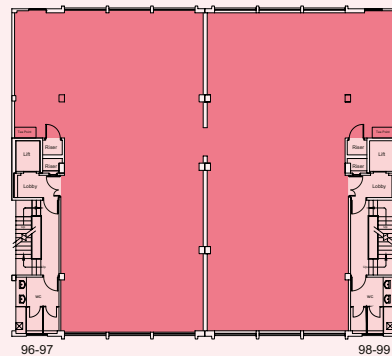
Ground floor



First floor



Third floor



Fourth floor

Floor	sq ft	sq m
Four	3,220	299
Third	3,320	308
First	1,660	154
Ground & lower ground	3,255	302
Total	11,455	1,064

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

Amenities



Kitchen
breakout areas



Car parking



Passenger lift



Open plan floor
plates



Perimeter
trucking



LED
lighting



Air conditioning &
ventilation system



Suspended
ceiling



Access control
system



Cycle
Storage



Location

96-99 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.

By car 	Miles
A27 Devils Dyke Interchange	3
Eastbourne	23
Gatwick Airport	28
M25 J7	34
Portsmouth	47

By train 	Mins
Gatwick Airport	24
London Victoria	56
London Bridge	63



Local amenities



CULTURE & ENTERTAINMENT

- 1 ROYAL PAVILLION
- 2 BRIGHTON MUSEUM & ART GALLERY
- 3 THE BRIGHTON CENTRE
- 4 BRIGHTON I360
- 5 BRIGHTON BEACH
- 6 BRIGHTON PALACE PIER
- 7 SEA LIFE BRIGHTON
- 8 THEATRE ROYAL
- 9 PURE GYM
- 10 FITNESS FIRST GYM



CAFÉS & RESTAURANTS

- 11 THE SALT ROOM
- 12 THE IVY
- 13 GAILS BAKERY
- 14 COAL SHED
- 15 FLINT HOUSE
- 16 KINDLING
- 17 DISHOOM PERMIT ROOMS
- 18 BOTANIST COFFEE CLUB
- 19 BURNT ORANGE
- 20 EMBERS
- 21 BREAD & MILK
- 22 TRADING POST
- 23 CAFÉ COHO



ACCOMMODATION

- 23 HOTEL DU VIN BRIGHTON
- 24 THE OLD SHIP HOTEL
- 25 QUEENS HOTEL BRIGHTON
- 26 THE GRAND BRIGHTON
- 27 IBIS HOTEL
- 28 HARBOUR HOTEL BRIGHTON
- 29 DOUBLE TREE HILTON



RETAIL

- 30 CHURCHILL SQUARE SHOPPING CENTRE
- 31 MARKS & SPENCER
- 32 DUKES LANE
- 33 THE LANES
- 34 NORTH LAINE BAZAAR
- 35 SAINSBURY'S LOCAL
- 36 TESCO EXPRESS
- 37 GREGGS

Our commitment to our customers

Hargreaves, established over 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 South East. 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



HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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brighton@hargreaves.co.uk

Further information

Viewings

Strictly through the letting agent.

EPC

EPC rating B.

Terms

Upon application.

Contact

James Bryant
01273 876 252
07947 373 875
jbryant@shw.co.uk



Max Pollock
01273 672 999 Ext: 1002
07764 794 936
max@eightfold.agency

Eightfold
property

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