

QRQ

Queens Road, Brighton, BN1 3XJ



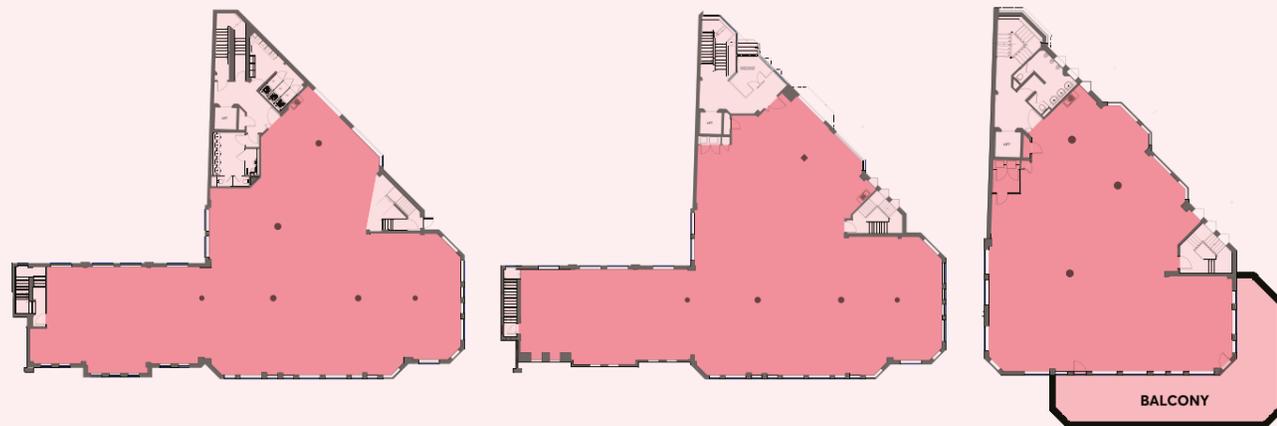
18,808 sq ft of high quality fitted offices with secure car parking

Description

All floors have been extensively refurbished to provide light and modern office space. The 2nd & 4th floors benefit from private outdoor terrace with views across the city.

At basement level, there is an undercroft car park providing allocated car parking spaces for the occupiers. The property benefits from showers and secure cycle storage.

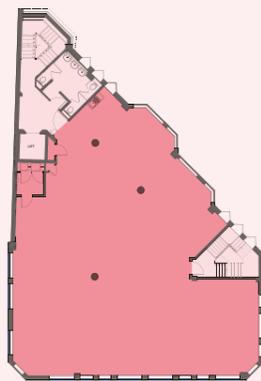
Each suite provides high quality open plan offices in CAT A condition ready for an ingoing occupier to carry out their fit out.



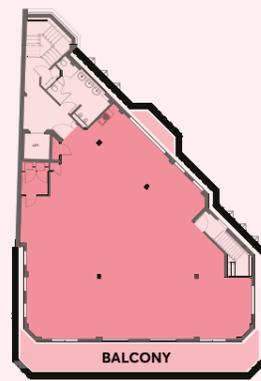
Lower ground floor

Upper ground floor

Second floor



Third floor



Fourth floor

Floor	sq ft	sq m
Fourth + balcony	2,280	212
Third	2,930	272
Second + balcony	2,960	275
Upper ground	5,417	503
Lower ground	5,221	485
Total	18,808	1,747

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

Amenities



Open plan floorplates



Car parking



8 person passenger lift



Carpeting



Shower Facilities



Kitchenette areas



EV Charging



LED light panels



Air conditioning & ventilation system



Suspended ceiling



Access control system



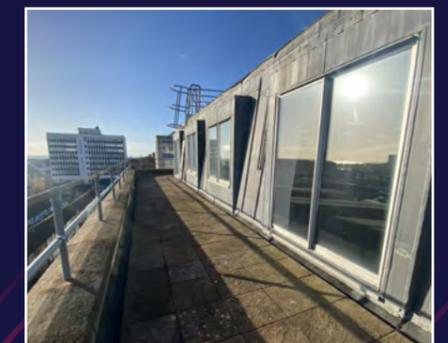
Bicycle parking



Private terraces on some floors



Raised access floors



Location

QRQ occupies a prominent position at the junction of Queens Road and Gloucester Road, and is within approximately 150 metres of Brighton's mainline railway station and public transport hub.

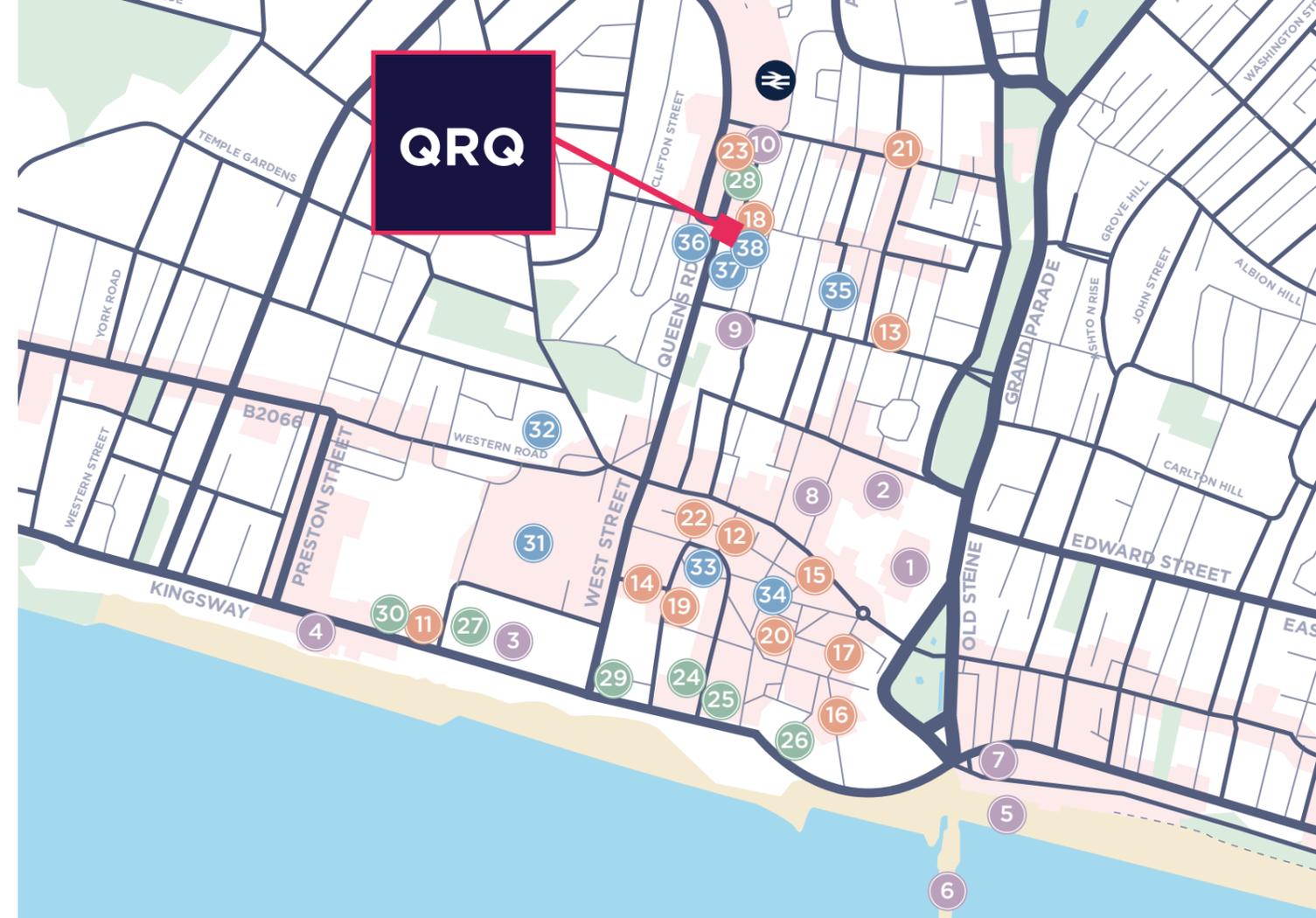
There are numerous amenities within walking distance, including coffee shops, restaurants, shopping, entertainment, hotels and car parks.

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

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



RETAIL

- 31 CHURCHILL SQUARE SHOPPING CENTRE
- 32 MARKS & SPENCER
- 33 DUKES LANE
- 34 THE LANES
- 35 NORTH LAINE BAZAAR
- 36 SAINSBURY'S LOCAL
- 37 TESCO EXPRESS
- 38 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



01903 777 772
brighton@hargreaves.co.uk

Further information

Viewings

Strictly through the letting agent.

EPC

EPC rating B.

Contact

Emma Ormiston
07947 373 565
eormiston@shw.co.uk



Terms

Upon application.

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