

TO LET

**Premium city centre offices
featuring a south-facing terrace and
private underground parking**

PRINCES HOUSE QUEENS ROAD

BRIGHTON, BN1 3XB

**3,372 to 8,569 Sq Ft
313 to 769 Sq M**

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

NEWLY REFURBISHED



Princes House, Queens Road
BRIGHTON, BN1 3XB

**PROPERTY
DETAILS**

The available office accommodation is located on the second and third floors, extending to approximately 8,569 sq ft.

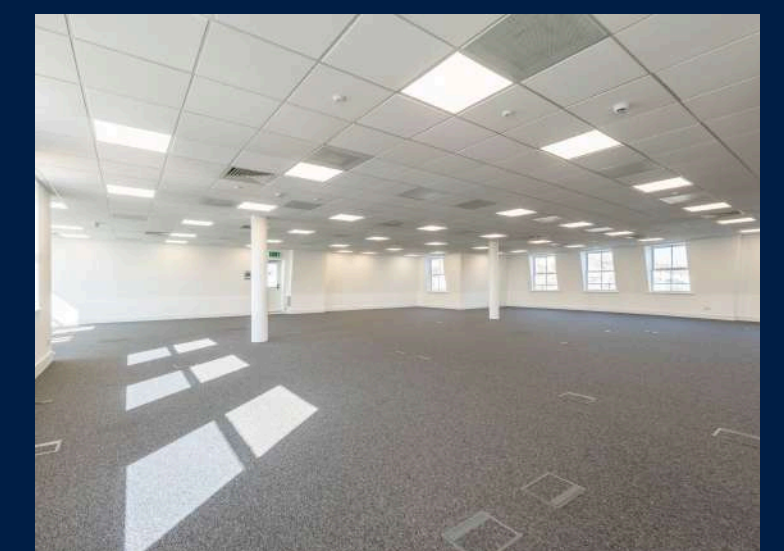
The space offers modern, high-quality open-plan offices in CAT A condition, ready for an incoming occupier to complete their own fit-out. The landlord will consider delivering a fitted suite and providing furniture packages, subject to wider terms.

The entrance, WCs, and common areas have recently undergone a comprehensive refurbishment, with the 3rd floor suite featuring a new kitchenette and a private roof terrace, exclusively for the use of that occupier.

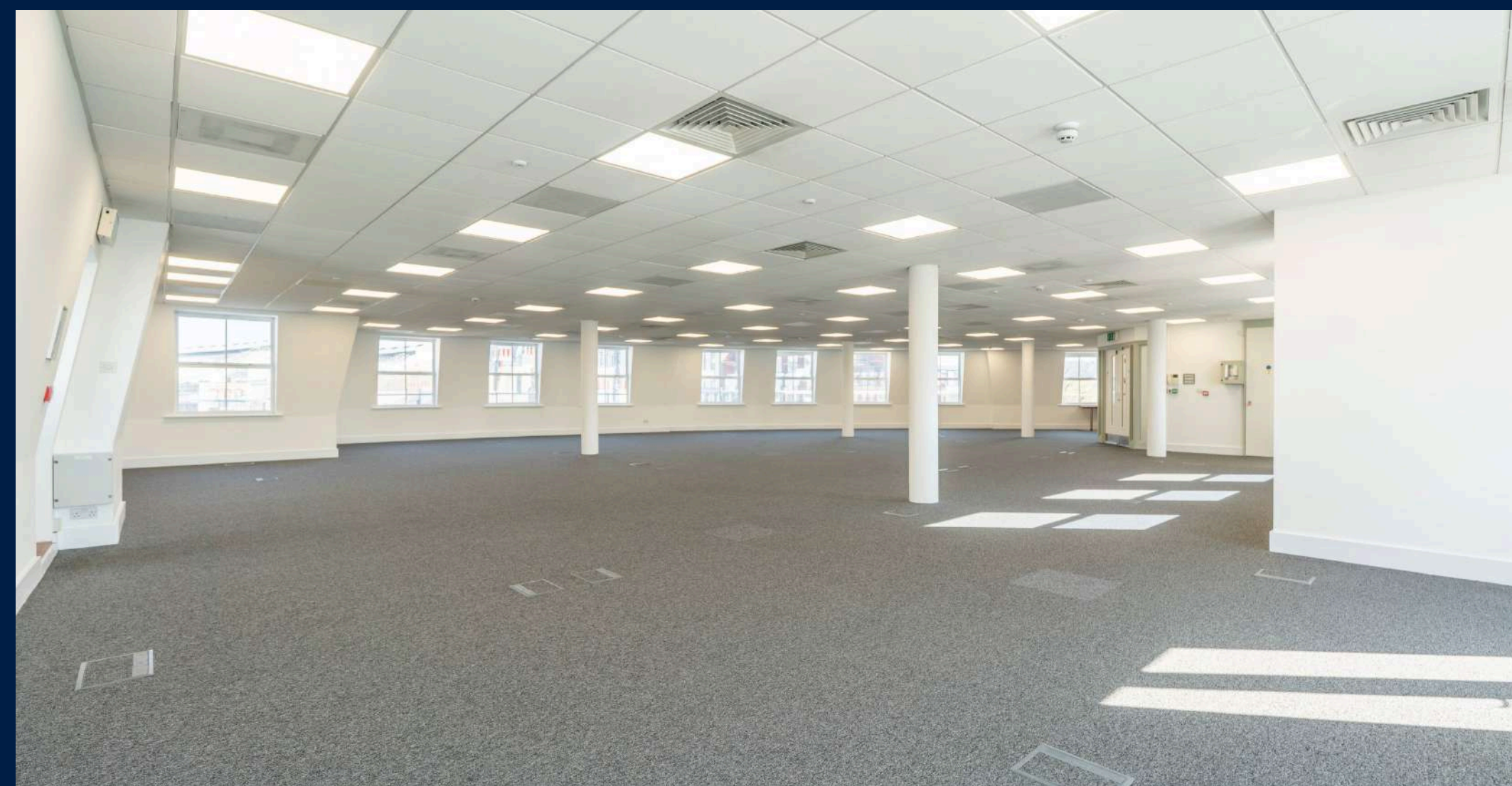
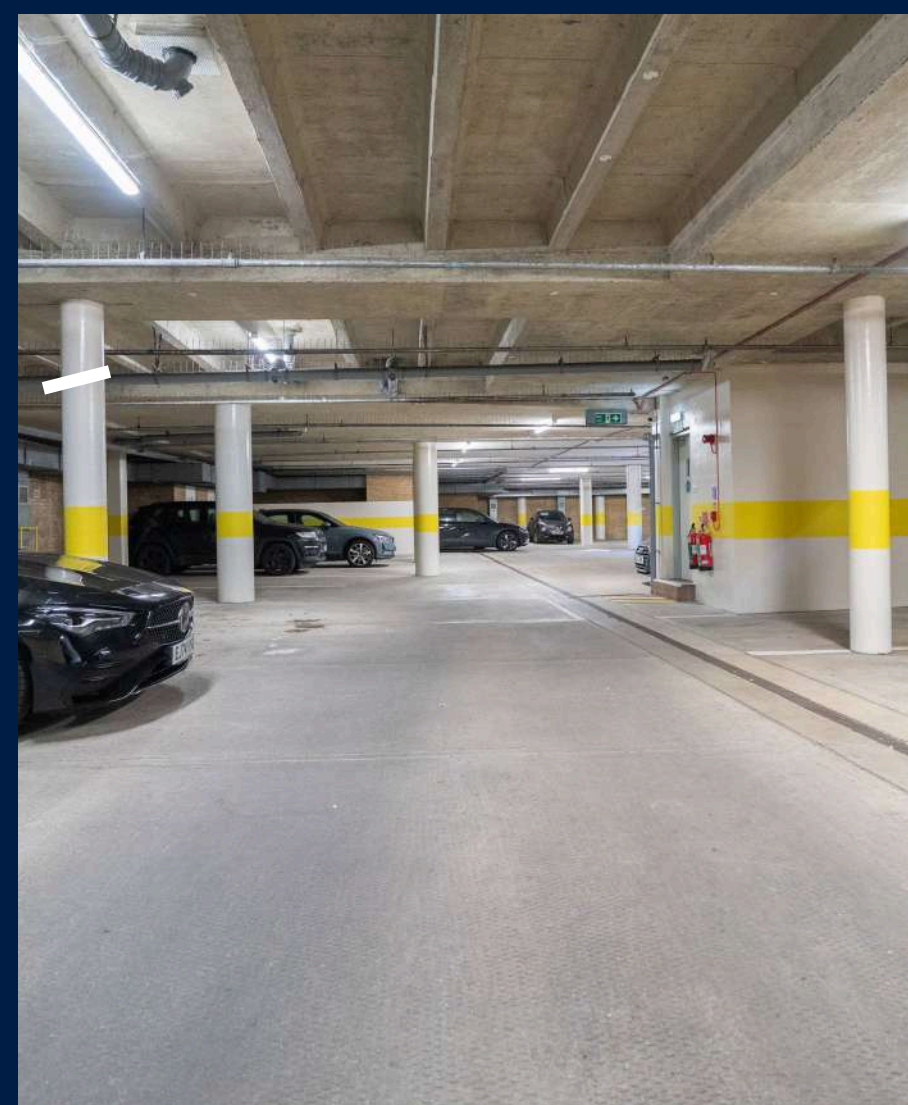
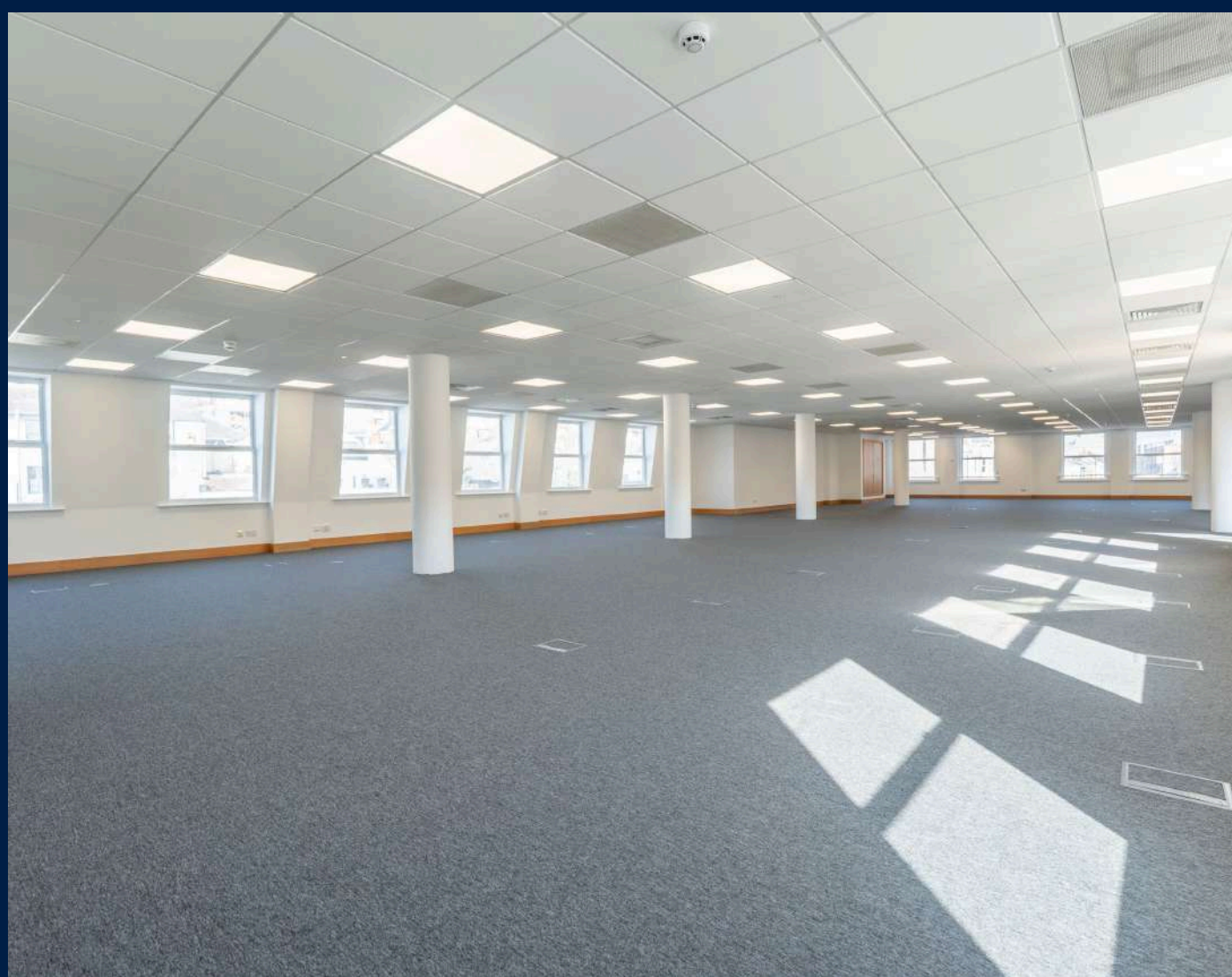
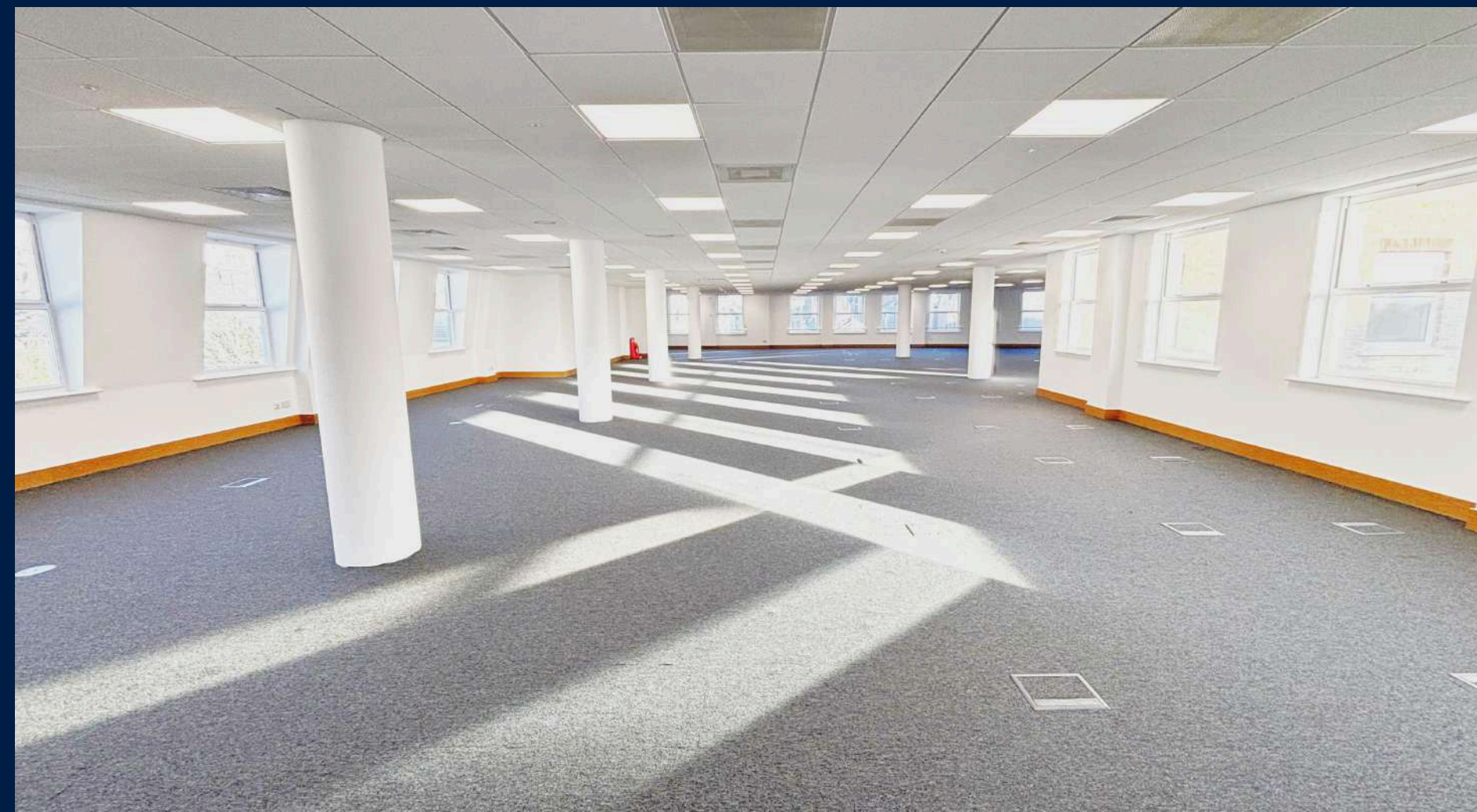
At basement level, there is a secure underground car park, as well as dedicated cycle storage.



SCHEDULE OF ACCOMMODATION		
	Sq Ft	Sq M
THIRD	3,372	313
SECOND	5,197	483
GROUND	UNDER OFFER	
TOTAL	8,569	796



Princes House, Queens Road
BRIGHTON, BN1 3XE



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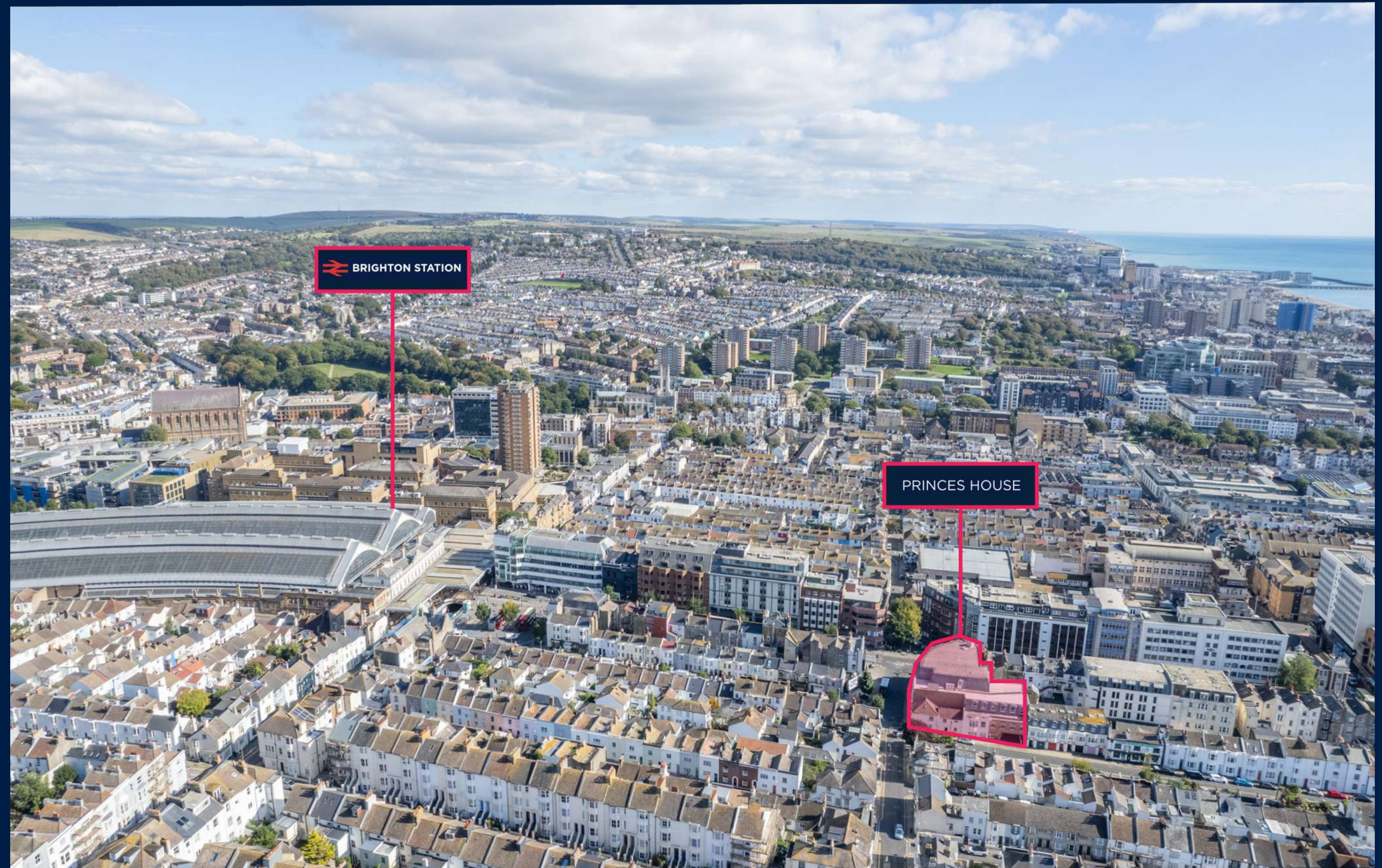
PROPERTY LOCATION

Princes House is prominently situated on Queens Road in Brighton city centre. The building occupies an impressive corner position 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 3XB
[///pipe.loves.modest](http://pipe.loves.modest)

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FURTHER INFORMATION

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

RENT:
 2nd Floor
 £25.00 per Sq Ft
 £129,925 Per Annum exclusive

3rd Floor
 £27.58 per Sq Ft
 £93,000 Per Annum exclusive

VAT: VAT will be chargeable on the terms quoted

SERVICE CHARGE: Further details available upon request

RATEABLE VALUES: 2F - £125,000 / 3F - £79,500

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

EPC: 2nd Floor - 38 B / 3rd Floor - 55 C

AGENT DETAILS



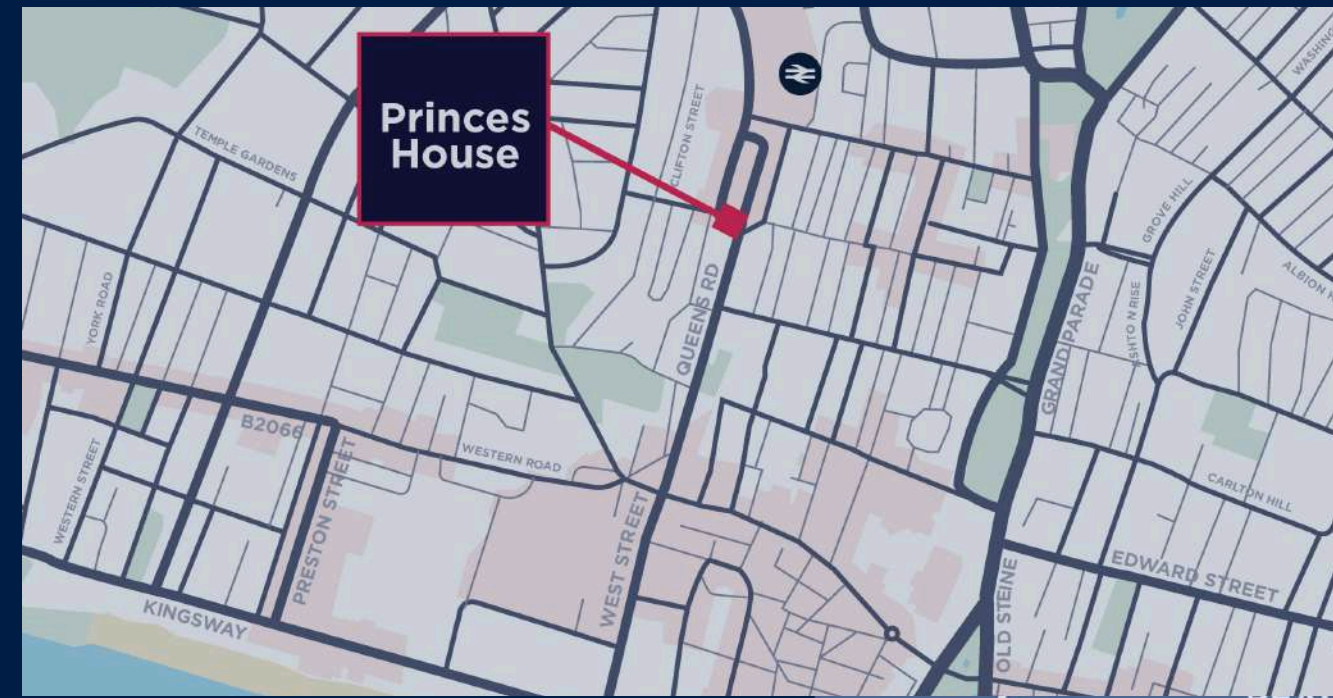
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BY TRAIN	MINS
GATWICK AIRPORT	24
LONDON VICTORIA	56
LONDON BRIDGE	63

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



HIGH-QUALITY OFFICE SUITES TO LET | PRINCES HOUSE

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BRIGHTON, BN1 3XB

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- 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.

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