



95 Queens Road

Brighton, BN1 3XE

To Let: 'Grade A' Newly Refurbished Offices with Parking

1,841 sq ft
(171.03 sq m)

- Newly refurbished Grade 'A' office premises
- Secure car parking spaces and cycle racks
- Brighton station 100m away
- EPC - B Rating

95 Queens Road, Brighton, BN1 3XE

Summary

Available Size	1,841 sq ft
Rent	£32 per sq ft exclusive
Rateable Value	£35,000 from 1 April 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (47)

Description

A six-storey prominent corner office building over ground, lower ground (car parking and bike storage) and four upper floors, all recently refurbished to a Grade A standard and ready for immediate occupation.

Location

95 Queens Road offers an exceptional city-center location, ideal for businesses seeking a prominent and accessible address in Brighton. Situated just 100 meters from Brighton Mainline Station, the property provides unparalleled connectivity, with fast train services to London Victoria (49 minutes) and excellent links across the South East.

The building is nestled in the heart of Brighton's vibrant commercial district, surrounded by a mix of corporate offices, independent businesses, and an array of amenities. Churchill Square Shopping Centre, The Lanes, and North Laine are all within walking distance, offering employees convenient access to retail, dining, and leisure options.

Queens Road is a well-established office destination, attracting professional tenants due to its strategic location and proximity to public transport, including a major bus terminal. Nearby occupiers such as Tesco, Sainsbury's, and popular local eateries like Mange Tout and La Choza further enhance the area's appeal, making it a dynamic and convenient choice for modern businesses.

Accommodation

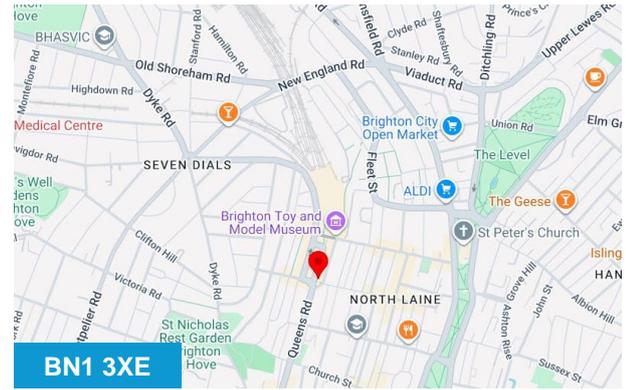
First Floor office: 1,841 sq ft (171 m²) Second Floor office: 1,841 sq ft (171 m²) Lower Ground Floor: Car parking spaces & bike storage racks & personal lockers Total Office Accommodation Available: 3,682 sq ft (342 m²)

Floor/Unit	sq ft	sq m
1st	1,841	171.03
2nd	1,841	171.03
Total	3,682	342.06

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.



Viewing & Further Information

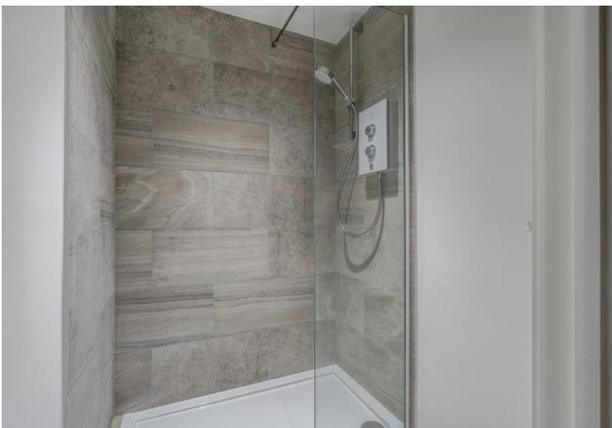


Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com





Energy performance certificate (EPC)

95 Queens Road
BRIGHTON
BN1 3XE

Energy rating

B

Valid until:

18 April 2032

Certificate
number:

0773-1289-0352-9045-4934

Property type

B1 Offices and Workshop businesses

Total floor area

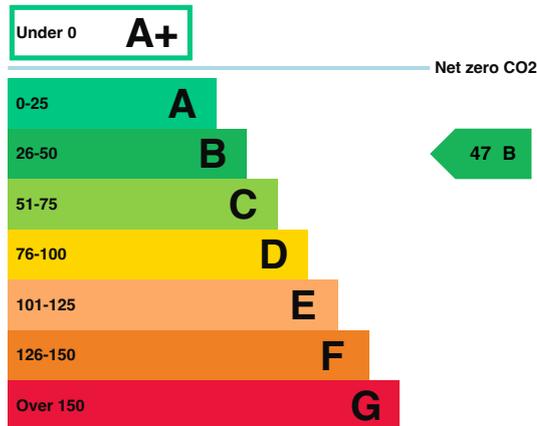
982 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

75 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	30.74
Primary energy use (kWh/m ² per year)	182

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2193-4347-0825-9405-0975\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Go Energy Assess
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 March 2022
Date of certificate	19 April 2022