



OFFICE TO LET

## 93-94 QUEENS ROAD

Brighton, BN1 3XE

IMPRESSIVE, FIRST FLOOR OFFICE SUITE TO LET  
WITH PARKING CLOSE TO BRIGHTON STATION

1,936 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

Available Size	1,936 sq ft
Rent	£48,400 per annum exclusive of rates, VAT service charge & all other outgoings.
Rates Payable	£15,968 per annum
Rateable Value	£32,000
Service Charge	A service charge will be payable in addition to rent. Please ask for further details on amount
VAT	Applicable
Legal Fees	Each party to bear their own costs. However in the event that either party withdraws from an agreed letting they will be responsible for the other sides legal costs.
EPC Rating	C (68)

## Description

A First Floor office suite within an office building in near Brighton station. The unit benefits from plenty of natural light, as well as a kitchenette. The building itself has a key fob entry system, and the commonways are well looked after, offering a fantastic presentation to staff and clients. Amenities include breakout areas, 1 parking space, a passenger lift, perimeter trunking, LED lighting, air conditioning, suspended ceilings and cycle storage.

## Property Highlights / Amenities

- Build Status: Refurbished
- Fitout Concept: CAT A
- Total parking spaces: 1

## Location

The building sits on the East side of Queens Road just north of the junction intersecting Gloucester Road and Upper Gloucester Road, in close proximity to Brighton Mainline Train Station in this established office location. The city centre is a short walk to the south where The Lanes & Churchill Square are situated with the cosmopolitan North Laine to the east of the property. Nearby occupiers include Sainsbury's, Tesco, Julien Plumart, Greggs & La Choza.

## Accommodation

The accommodation comprises the following areas:

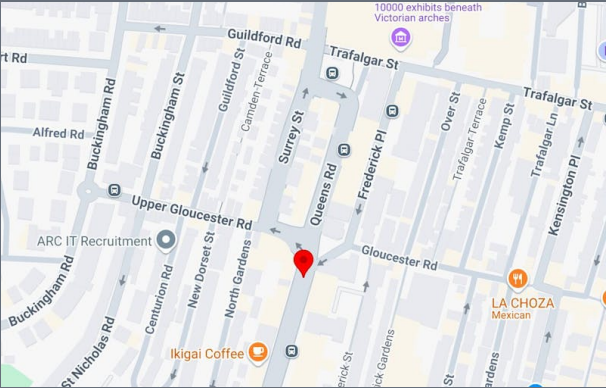
Name	sq ft	sq m
1st	1,936	179.86
Total	1,936	179.86

## Terms

Available on a new lease for a minimum term to be agreed of no less than 5 years with rent exclusive of service charge. The lease will be excluded from sections 24-28 of the Landlord & tenant act 1954.

## AML

Tenants will be required to provide the normal anti money laundering documents.



## Get in touch

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max@eightfold.agency

James Hawley

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## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/07/2025



# Energy performance certificate (EPC)

93-94 Queens Road  
BRIGHTON  
BN1 3XE

Energy rating

C

Valid until:

8 March 2030

Certificate number:

2616-3077-0602-0800-5401

Property type

B1 Offices and Workshop businesses

Total floor area

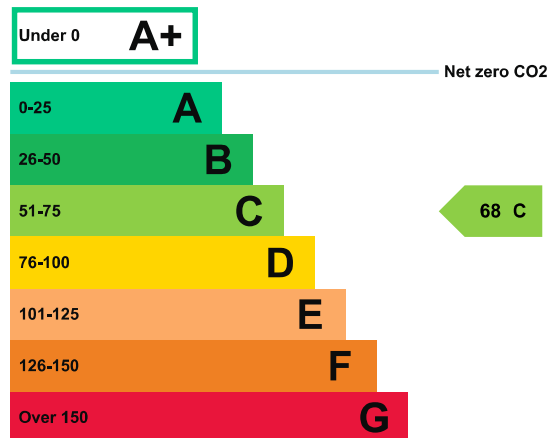
1,472 square metres

## 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 C.



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

28 B

If typical of the existing stock

82 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	36.73
Primary energy use (kWh/m <sup>2</sup> per year)	217

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0560-0840-1622-6707-4002\)](/energy-certificate/0560-0840-1622-6707-4002).

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## 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	Simon Beeching
Telephone	07740 405 603
Email	<a href="mailto:simon.beeching2@btinternet.com">simon.beeching2@btinternet.com</a>

### Contacting the accreditation scheme

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

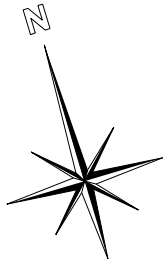
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015321
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 March 2020
Date of certificate	9 March 2020

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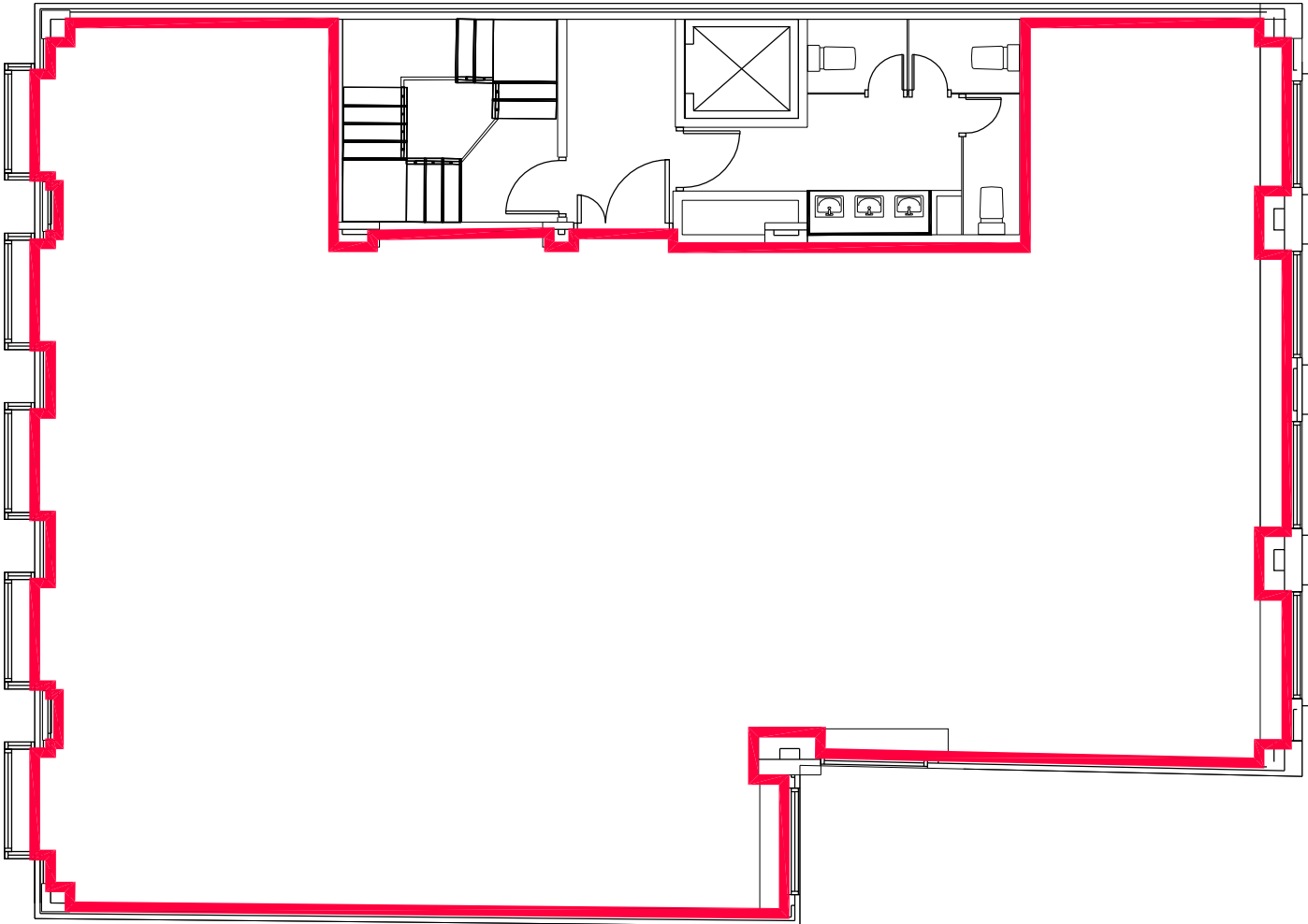




- GENERAL NOTES:**
1. Do not scale from the drawing - use figured dimensions only.
  2. The drawing is to be used in conjunction with the project specification and specialist contractors' methods. Any inconsistencies are to be reported immediately.
  3. All work is to be carried out to relevant British Standards, Codes of Practice and the Building Regulations.

0. 1m.

Scale 1:100



First Floor Plan.



Rushgrove House, Worthing Road, Rushgrove, West Sussex BN15 3PS

Tel No: (01903) 777775 Fax No: (01903) 777755

APPROVED BY: DATE:

First Issue Date: 07/07/11 Revision Issue Date: Scale: 1:100 @ A3 Drawn By: HE

93-94 Queens Road, Brighton.

Lease Plan  
1:100 Floor Plans  
First Floor.

App No: BNQR093/4 Drawing No: LP01 Rev:

