

100-101 Queens Road

**BRIGHTON**

BN1 3XF



**SHW**

Quality Central  
Modern Offices

**LAST FLOOR - TO LET**

1,617 sq ft (150.22 sq m)







## Description

100-101 Queens Road is a modern 7 storey centrally located office. The building benefits from secure parking, energy efficient air conditioning and ventilation system to all office areas, and far reaching views across Brighton.

## Key Features

- Passenger lift to all floors including car park
- Air conditioned & ventilation system
- Kitchenette
- Access control system
- New carpeting throughout
- LG7 lighting and perimeter trunking
- 1 car parking space (more available to let)

## Schedule of Areas

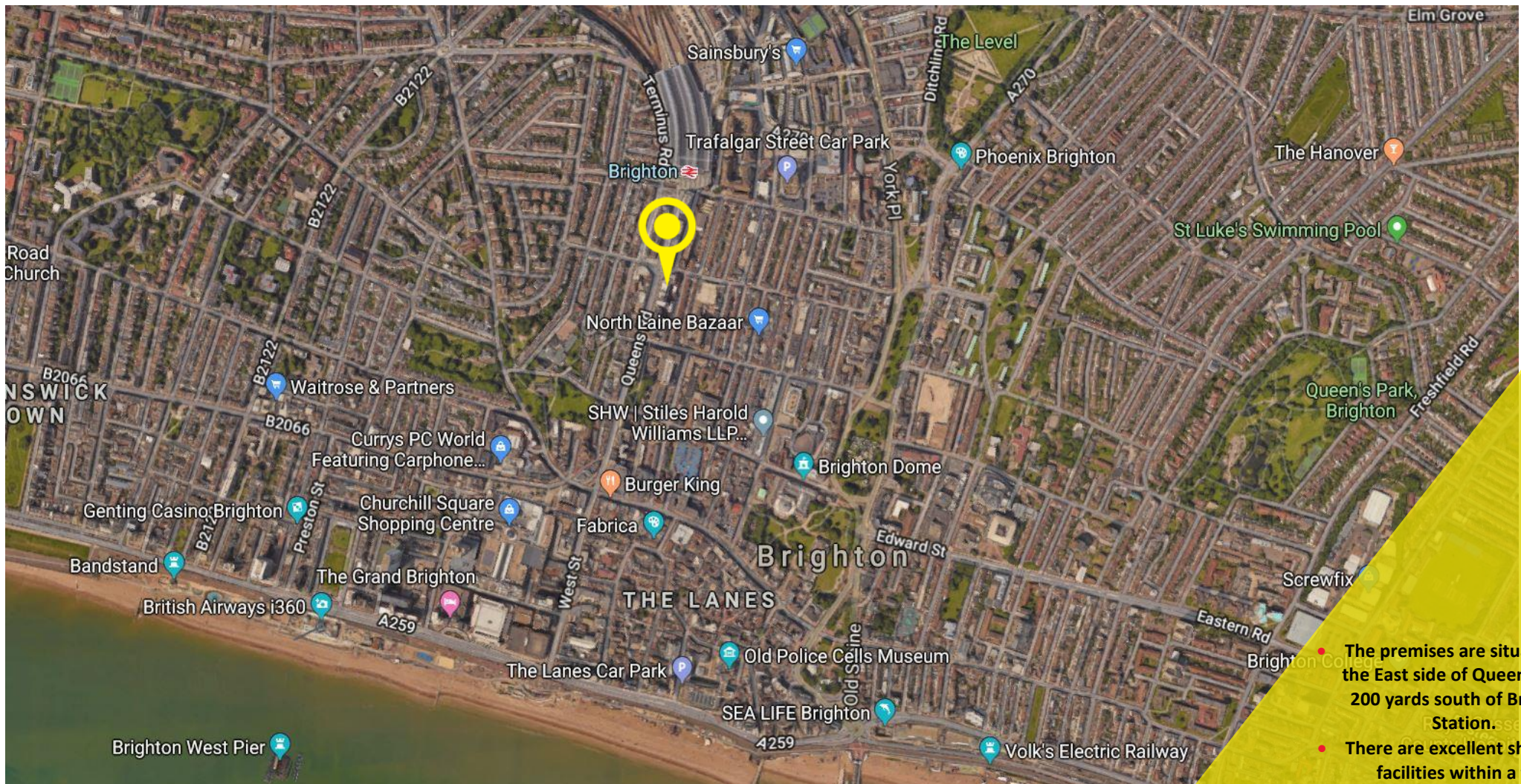
Description	ft <sup>2</sup>	m <sup>2</sup>
Second Floor	1,617	150.22

Measured in accordance with IPMS Offices 3

Further 877 sq ft of lower ground floor space is also available on notice.



# Location



- The premises are situated on the East side of Queens Road, 200 yards south of Brighton Station.
- There are excellent shopping facilities within a few minutes' walk, which include the famous North Laine and Churchill Square Shopping Centre.



## Terms

The last remaining office suite on the 2<sup>nd</sup> floor is available on a new lease for a term to be agreed at a rent of £48,510 per annum (£30 per sq ft) exclusive of all other outgoings.

## Business Rates

We are advised by the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value of the 2<sup>nd</sup> floor is £23,000. Reflecting an annual rates bill of £11,293 on the basis of a 49.1p multiplier.

## EPC Rating

Energy Performance Rating: D-76

Certificate Reference No: 0240-1961-0342-1510-0004

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



## Contacts

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### Subject to Contract

**Date: October 2019**

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