

QUEENS ROAD QUADRANT
BRIGHTON, BN1 3XJ

50% NOW LET

QRQ



UP TO 14,364 SQ FT REMAINING
(1,334.46 SQ M)

The building is arranged over six floors, three of which are now let. The remaining floors are available as a whole or on a floor by floor basis. The whole building has been extensively refurbished to provide modern office space. The 1st floor benefits from an outdoor terrace with views across the city and there is parking accessed via Frederick Street providing 8 car parking spaces.

EXTENSIVELY REFURBISHED OFFICE BUILDING WITH PARKING TO LET
1 minute from ➡

LOCATION

The property is located on the corner of Queens Road and Gloucester Road. QRQ benefits from being in the heart of the city centre with easy access to the North Laines, Churchill Square Shopping Centre and The Lanes.

Brighton Railway Station is a minutes walk from the property and numerous bus routes stop nearby.

AMENITIES

- Modern office building
- Terrace areas with views over the city
- Open plan floor plates
- Raised access floors
- New air conditioning
- LED panel lighting which is UGR 19 compliant
- Security access



TERMS

The office space is available as a whole or on a floor by floor basis, terms to be agreed.

VAT

VAT is payable on the terms quoted.

EPC

The property has an EPC rating of B - 46.

RENT

£30 psf on the office space.

SECOND, THIRD & FOURTH FLOORS NOW LET

FLOOR	SIZES	TERRACES	CAR SPACES
First	3,726 sq ft (346.16 sq m)	270 sq ft (25.08 sq m)	1
Upper Ground	5,417 sq ft (503.26 sq m)	--	2
Ground	5,221 sq ft (485.05 sq m)	--	2
TOTAL	14,364 sq ft (1,334.46 sq m)	270 sq ft (25.08 sq m)	5



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