

CLOSE TO BRIGHTON STATION

MODERN OFFICE SUITE

877 ft² / 81.48 m² + car space

TO LET



LOWER GROUND FLOOR SUITE

100-101 QUEENS ROAD, BRIGHTON BN1 3XF



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in a main thoroughfare of the city centre, within 200m of Brighton railway station and public transport hub. There are numerous amenities of the city centre within walking distance, including coffee shops, restaurants, shopping, entertainment and hotels. Churchill Square, the seafront, the North Laine and 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.

Description

A modern air-conditioned office suite within a well maintained high quality building.

Features include:

- ◆ air conditioning & ventilation system
- ◆ kitchenette area
- ◆ 1 car parking space
- ◆ 6 person passenger lift
- ◆ WC facilities on each floor
- ◆ access control system
- ◆ carpeting
- ◆ suspended ceiling with recessed lighting

Lower Ground Floor Suite

Open plan office area

877 ft²

81.48 m²

Terms

The suite is **TO LET** for a term to be agreed at a commencing rental of **£16,010 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, service charge and any other outgoings. A service charge is in place to cover the cost of maintaining, cleaning, heating and lighting the common parts (estimated budget figure for this suite in year ending 24 March 2024 is £11,147 ex VAT). The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value (suite only) £14,250

EPC Rating B - 39

Viewing by appointment with joint sole letting agent **Graves Son & Pilcher LLP**

amenities and services not tested
measurements are approximate

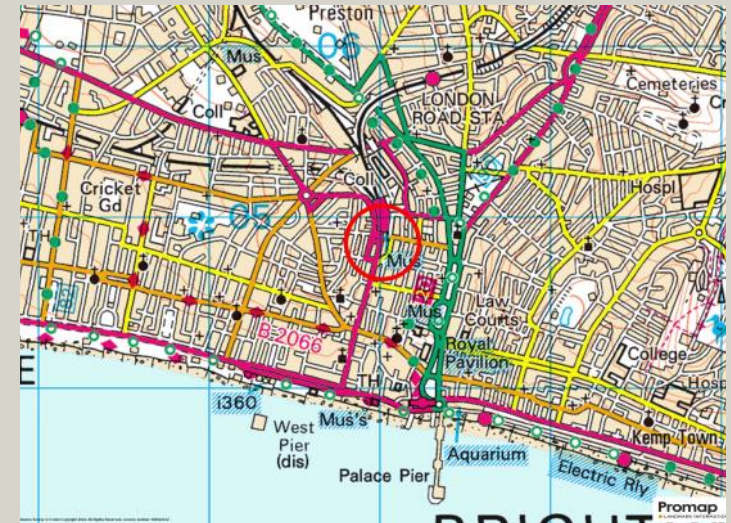
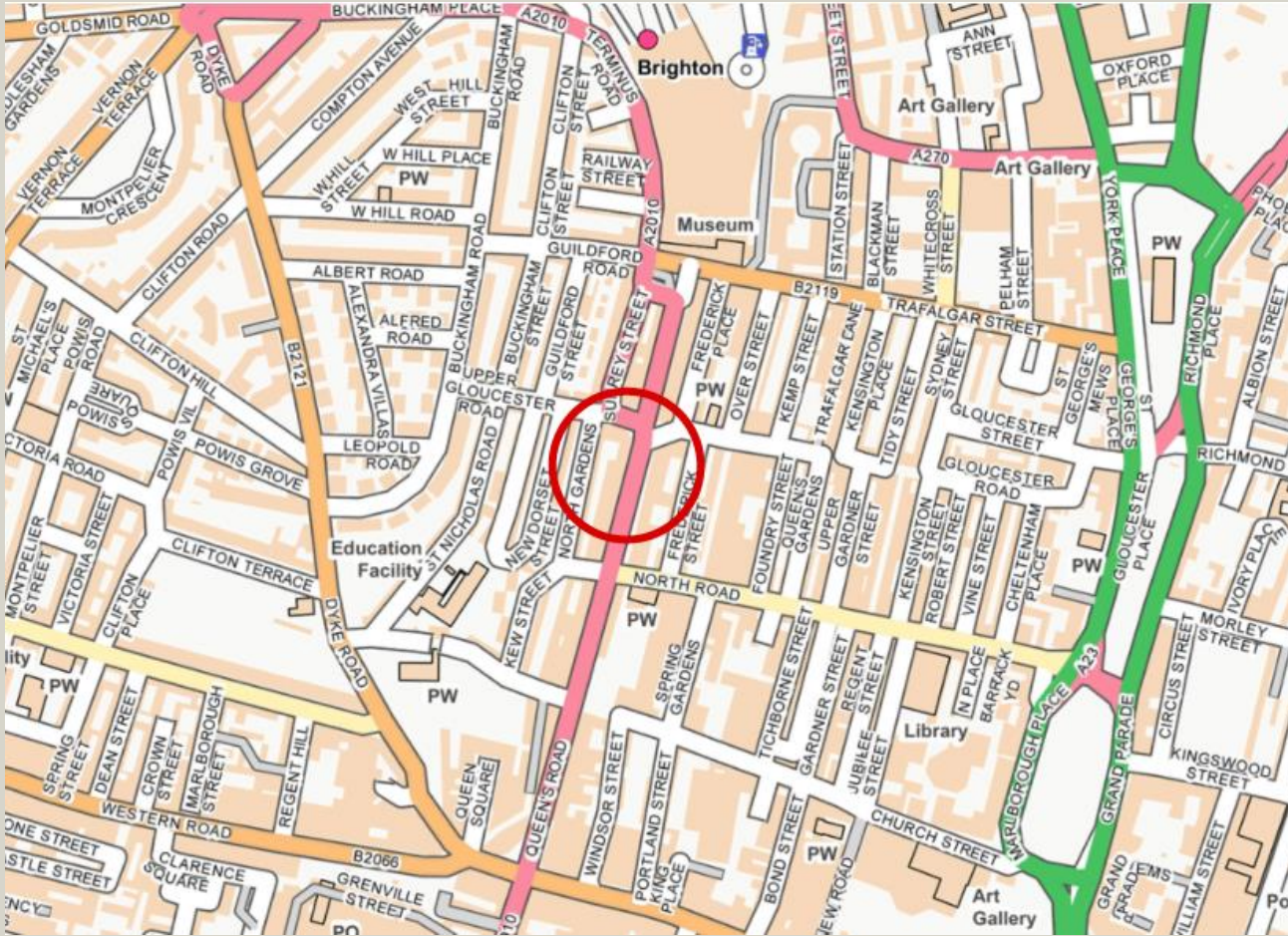


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