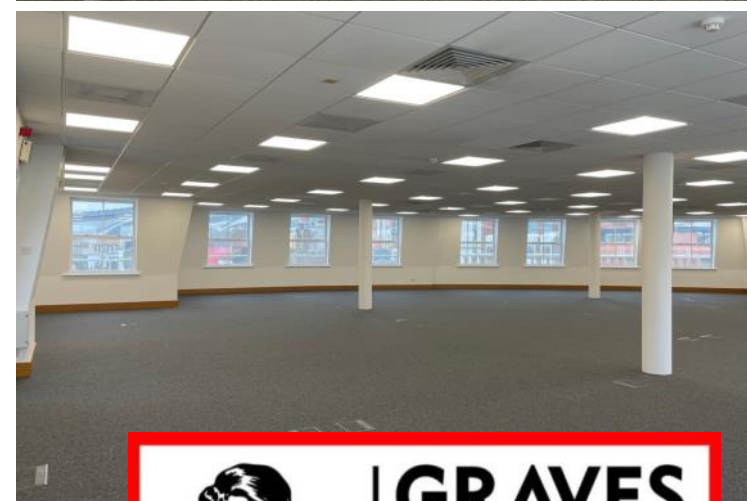


**CLOSE TO BRIGHTON STATION**

**HIGH QUALITY OFFICE SPACE**

**3,372 ft<sup>2</sup> / 313.27 m<sup>2</sup> + 6 car spaces**

**TO LET**



**3RD FLOOR, PRINCES HOUSE**

**53-54 QUEENS ROAD, BRIGHTON BN1 3XB**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Princes House is prominently situated on a corner site in the city centre within 200 metres of Brighton railway station and public transport hub. There are numerous city centre amenities nearby, 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

Princes House provides high quality air-conditioned office accommodation over four floors. There is car parking on the lower ground floor. The available accommodation forms the third floor of the building.

Features include:

- ◆ modern open plan office accommodation
- ◆ 8 person passenger lift
- ◆ air conditioning
- ◆ raised floor
- ◆ suspended ceiling with recessed lighting
- ◆ access control system
- ◆ 6 car parking spaces

Third Floor Suite	Open plan office area	3,372 ft <sup>2</sup>	313.27 m <sup>2</sup>
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## Terms

The suite is TO LET for a term to be agreed at an introductory commencing rental of £93,000 per annum, exclusive, subject to rent reviews at appropriate intervals. A rent free period may be available subject to financial status and lease terms. 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. Full details on request. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** (suite only) £78,000

**EPC Rating** C - 55

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

amenities and services not tested  
measurements are approximate and net internal

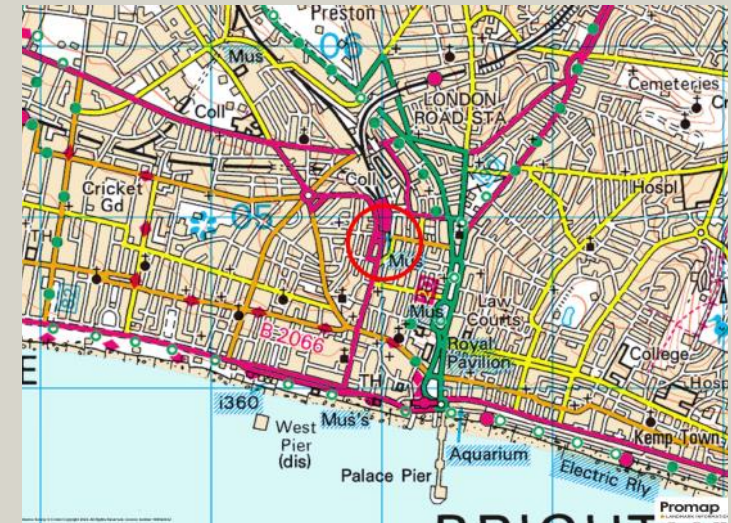
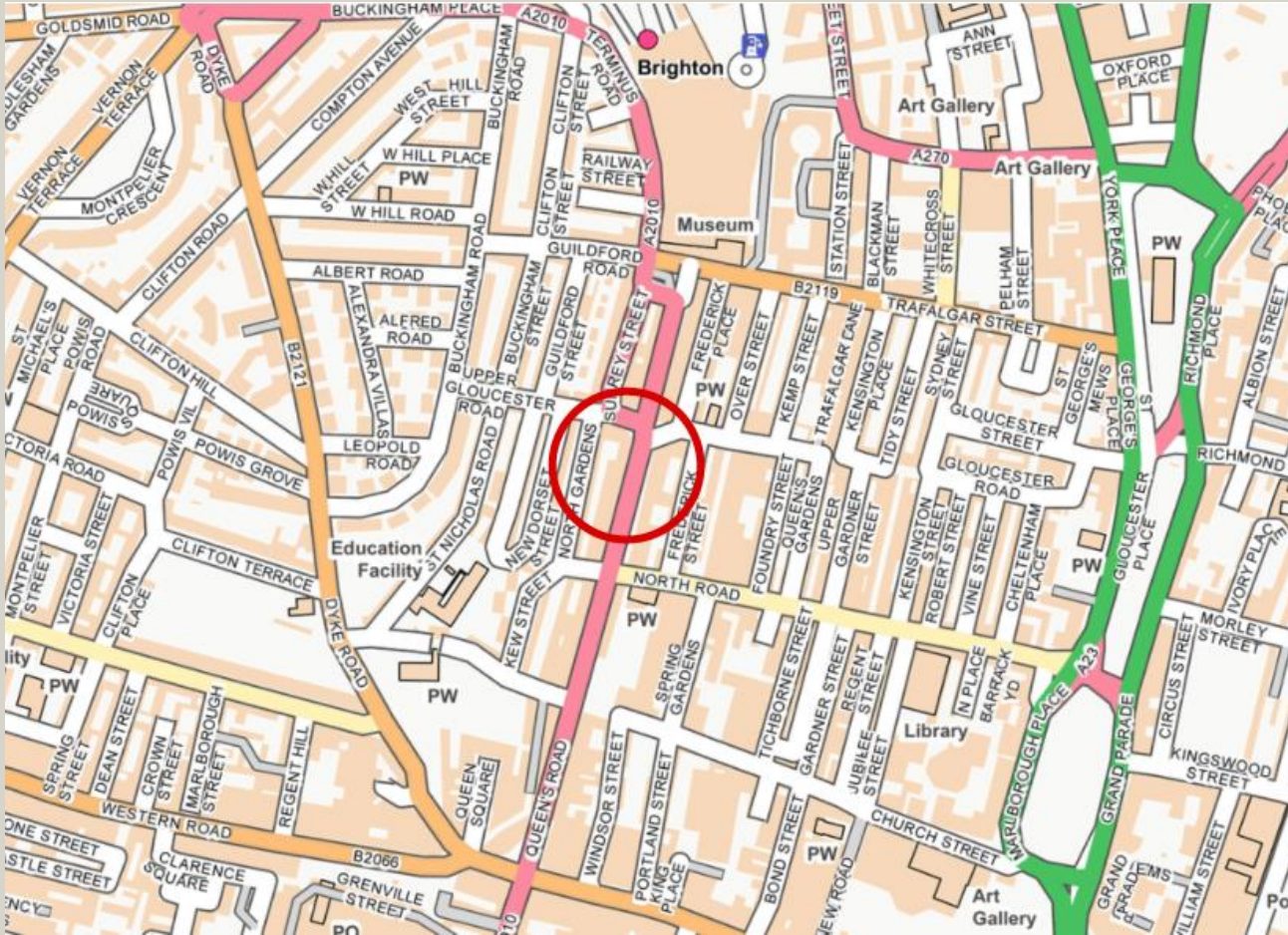


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