



## Commercial Building To Let

**20 Queens Road**  
Brighton, BN1 3XA

Office

**TO LET**

**2,305 sq ft**  
(214.14 sq m)

- A unique opportunity to occupy this prominently positioned building
- Would suit a variety of commercial users
- Situated in a vibrant city Centre location, within a five minute walk to Brighton station and public transport hub

# 20 Queens Road, Brighton, BN1 3XA

## Summary

Available Size	2,305 sq ft
Rent	£32,500 per annum A new full repairing and insuring lease for a term to be agreed at a commencing rental of £32,500 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.
Rateable Value	£56,500
Legal Fees	Each party to bear their own costs
EPC Rating	C (72)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	682	63.36	Available
1st	991	92.07	Available
2nd	275	25.55	Available
Lower Ground	357	33.17	Available
<b>Total</b>	<b>2,305</b>	<b>214.15</b>	

## Description

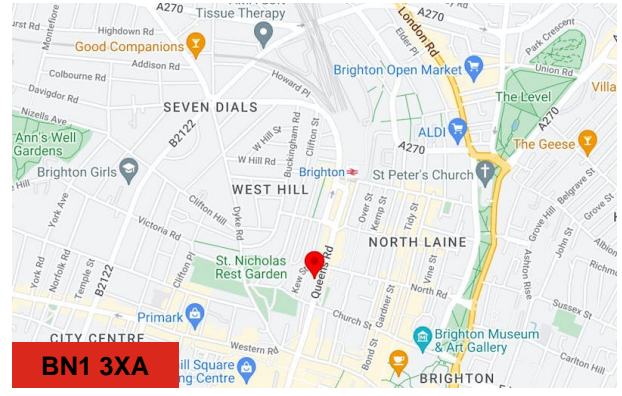
A unique opportunity to occupy this prominently positioned building which would suit a variety of commercial users. According to the Brighton planning portal, we understand that the building currently benefits from an F1 Commercial use. The accommodation comprises lower ground, ground, first and second floors configured into multiple rooms. WC facilities can be found on the ground and first floor along with kitchen facilities.

## Location

Situated in a vibrant city centre location, within a five minute walk to Brighton station and public transport hub. Churchill Square, the seafront, the North Laine and bus services to all parts of the wider conurbation are conveniently accessible.

## Terms

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## Viewing & Further Information



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