

CLOSE TO BRIGHTON STATION

AIR CONDITIONED OFFICE SUITES

1,565 - 4,799 ft² / 145 - 445 m²

TO LET



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 200 metres 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, hotels and car parks. Churchill Square, the seafront, the North Laine and extensive 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 choice of air conditioned office suites within a well maintained high quality building. Features include:

- ◆ air conditioning & ventilation system ◆ kitchen point ◆ 1 car parking space per floor ◆
- ◆ passenger lift ◆ WC facilities ◆ access control system ◆ carpeting ◆ suspended ceiling with recessed lighting ◆

Floor	ft ²	m ²	Rent pa ex	Availability
Ground	1,565	145	£39,125	TO LET
First	1,617	150	£40,425	TO LET
Second	1,617	150	£40,425	TO LET
	4,799	445		

Terms

The suites are **TO LET** individually or combined for a term to be agreed, subject to rent reviews at appropriate intervals. A rent free period may be available, subject to financial status and lease terms. The rent will be exclusive of VAT, business rates, service charge, building insurance premium and any other outgoings. A service charge is in place to cover the cost of maintaining, cleaning, heating and lighting the common parts. The leases will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

Rateable Value (suite only) Ground Floor: £26,750; First Floor: £28,750; Second Floor: £27,500

EPC Rating B - 39

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

amenities and services not tested
measurements are approximate

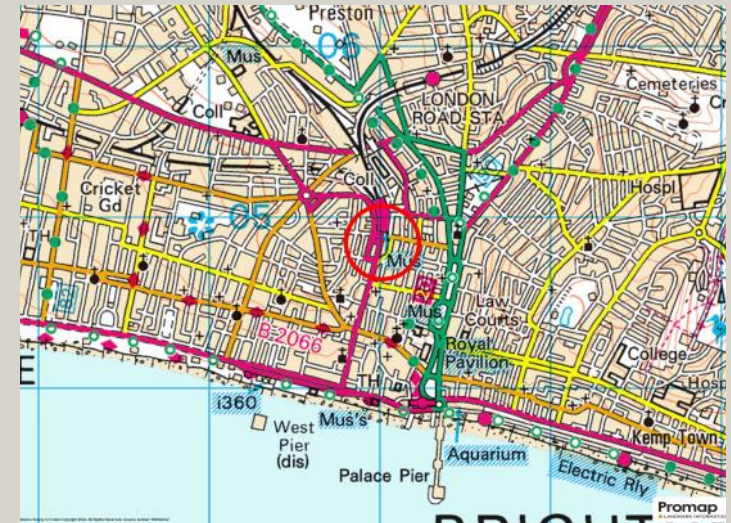
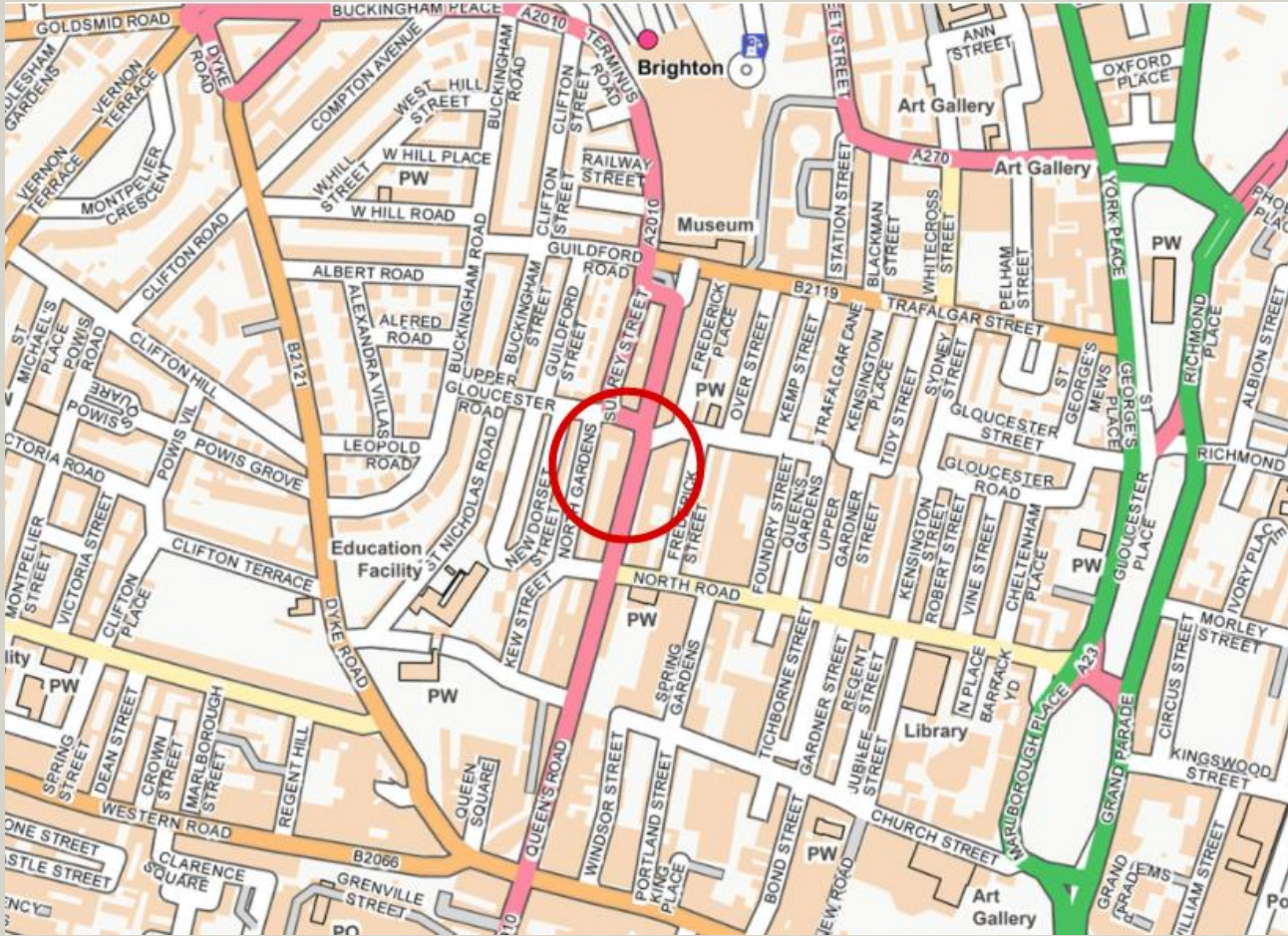


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