



## Queens Road, Brighton



PCM  
£1,200 PCM

- 4 PERSON OFFICE
- LOTS OF ADDITIONAL BENEFITS
- STUNNING ROOF TERRACE
- 11 SQUARE METRES
- AIR CONDITIONING
- DEDICATED WIFI NETWORK

Robert Luff & Co are delighted bring to market this 4 Person office which is a beautiful period room with exposed brick wall, fireplace, high ceilings, its own sink and built in storage. This room is air conditioned with its own dedicated wifi network - and has views of the East of Brighton. Located at the top of Queens Road and within a stones throw of Brighton mainline station, the location benefits from a variety of amenities right on the proverbial doorstep, such as local cafes, boutiques, high street shopping, restaurants, bars, entertainment facilities and much more.

These offices also benefit from:

- 24/7 access to the building
- 20% off meeting room bookings
- Discounts on Events at WURAP
- 15% off Fair fibre high speed internet service
- Unlimited Trading Post Filter coffee & herbal teas
- Priority access to the onsite WURAP Nursery and discounted rates.

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Robert  
Luff & Co  
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## Accommodation





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.