



TO LET

Victoria House
125 Queen Road, Brighton BN1 3WB



Key Features

- Located in the city centre
- Within a 5 minute walk of Brighton Station
- Air conditioned
- Fitted in part with a number of meeting rooms and a board room
- Some on-site parking
- Rent £20 per sq ft per annum
- Flexible lease terms available

Location

The property is located in the heart of the city centre towards the southern end of Queen's Road close to its junction with North Street and the local landmark of the Clock Tower.

Situated within an established office location just 5 minutes' walk from the seafront and Brighton Station, the property is well served by a diverse array of local amenities including shops, restaurants and public car parks. Numerous bus services can be found close by.





Description & Accommodation

The suites comprise a range of fitted accommodation to a specification that typically includes:

- Carpeting throughout
- Recessed cat II fluorescent lighting
- Double glazing
- Suspended ceilings
- Central heating
- Perimeter trunking
- Air conditioning (part only)
- Meeting rooms
- Board room
- Window blinds
- Kitchen
- Separate male & female WC facilities
- Door entry system
- Lift
- On-site parking

Current Availability

Suite	Sq Ft	Sq M
Third Floor Front	1,264	117.42
Third Floor Rear	1,367	126.99
Fourth Floor Front	1,211	112.50
Fifth Floor Front & Rear	1,618	150.32





Rateable Values

3rd Floor Front & Rear - £48,250

4th Floor Front - £25,750

5th Floor Front & Rear - TBC

EPC

We understand the property to have an EPC rating of C (73).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





Terms

The suites are available to let either individually or combined and by way of a new lease for a term to be agreed and at a rent of £20 per sq ft per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive but may be subject to VAT.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

