

CLOSE TO BRIGHTON STATION

# HIGH QUALITY OFFICE SUITE

1,868 ft<sup>2</sup> / 175.54 m<sup>2</sup> + car space

# TO LET



**2ND FLOOR, 93-94 QUEENS ROAD**

**BRIGHTON BN1 3XE**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated in a vibrant city centre location, within 200m 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 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

A modern office suite forming the second floor of a well maintained high quality building.

Features include:

- ♦ air conditioning ♦ one car parking space ♦ suspended ceiling ♦ LG7 compliant lighting ♦
- ♦ access control system ♦ kitchen point ♦ open plan layout ♦ carpeting ♦ passenger lift ♦

**Second Floor**

**Open plan office suite**

**1,868 ft<sup>2</sup>**

**175.54 m<sup>2</sup>**

## Terms

The suite is **TO LET** for a term to be agreed at an introductory commencing rental of **£48,000 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** £27,000 (suite only)

**EPC Rating** D - 80

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

amenities and services not tested  
measurements are approximate

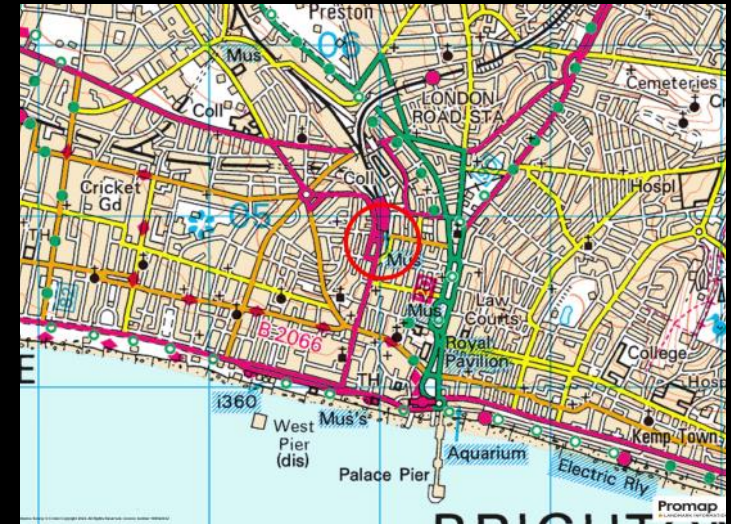
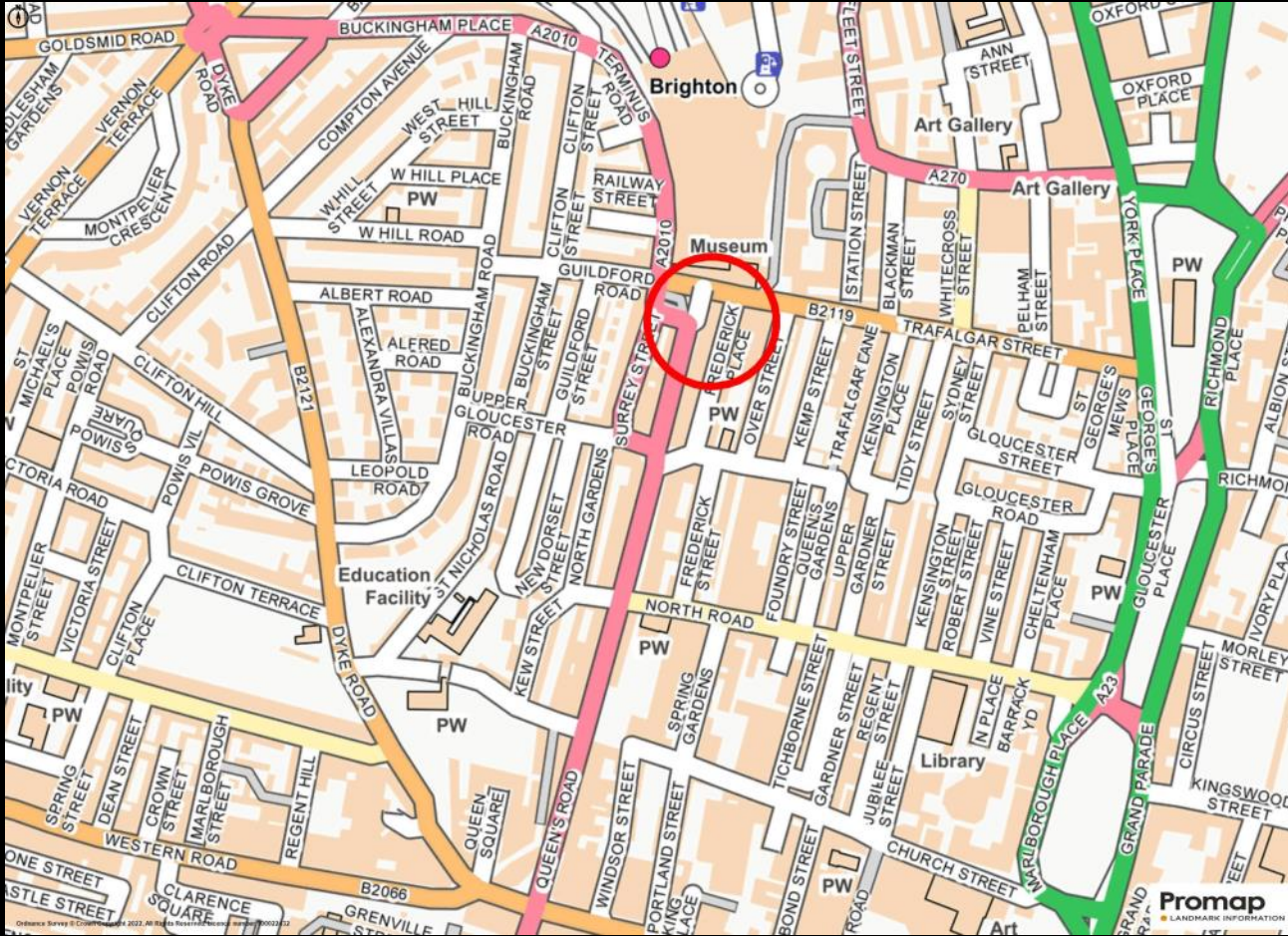


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