

# ATTRACTIVE CITY CENTRE OFFICE SUITES

511 - 3,413 ft<sup>2</sup> / 47.5 - 317.1 m<sup>2</sup>

# TO LET



**12 QUEENS SQUARE**

**BRIGHTON BN1 3FD**



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**GRAVES  
SON &  
PILCHER**

01273 321 123

INCORPORATING

**CD Clifford Dann**

## Location

Situated at the top of Queen Square, adjoining the new Apart Hotel. The Western Road/Churchill Square Shopping Centre is a few yards walking distance, and the mainline railway station is less than half a mile away.

## Accommodation

The offices can be offered in four suites or as a whole.

			Rental pa ex
Lower ground floor	511 ft <sup>2</sup>	47.5 m <sup>2</sup>	£4,900
Ground Floor	796 ft <sup>2</sup>	74.0 m <sup>2</sup>	£12, 900
First Floor North	1,221 ft <sup>2</sup>	113.4 m <sup>2</sup>	£19,900
First Floor South	885 ft <sup>2</sup>	82.2 m <sup>2</sup>	£15,000
<b>Total</b>	<b>3,413 ft<sup>2</sup></b>	<b>317.1 m<sup>2</sup></b>	<b>£49,000</b>

## Terms

Length of lease to be agreed. The tenant(s) will be responsible for the internal repair and decoration of the offices and for reimbursing their proportion of the cost of maintaining the outside of the building and common areas.

**Rateable Value** £37,000 for the building. If split the rateable value would be reassessed.

**EPC Rating** C

Viewing by strict appointment with **Graves Son & Pilcher LLP**

All measurements are approximate



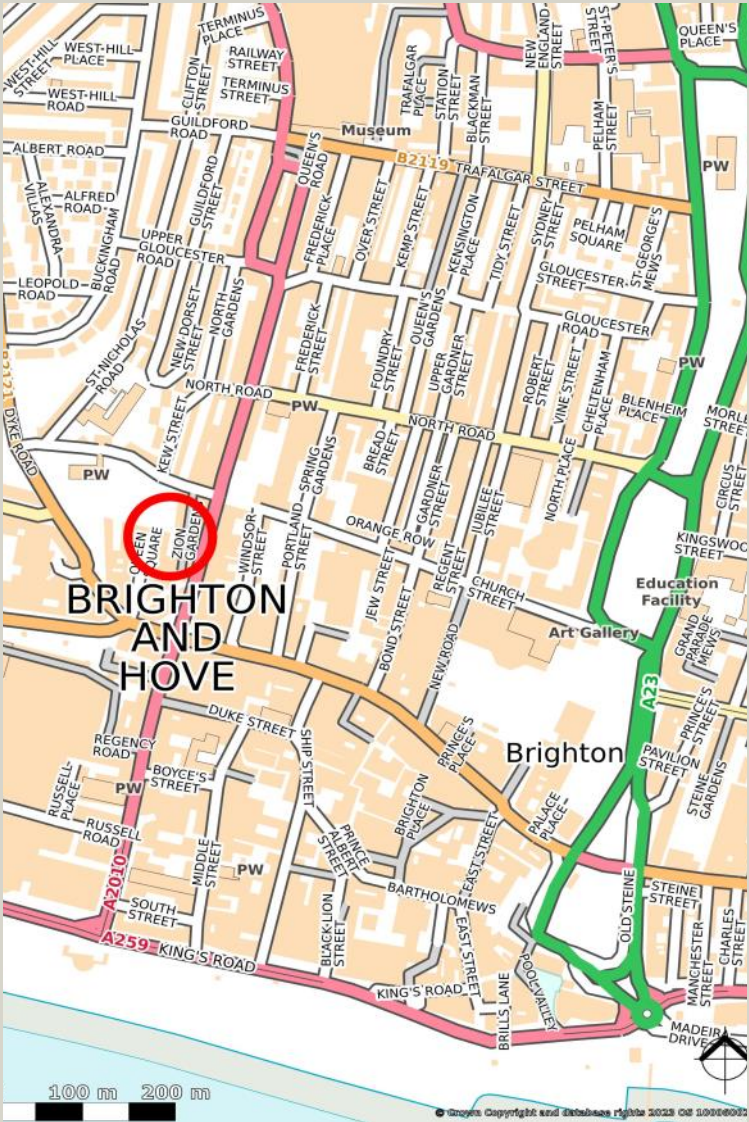
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