



Ground & Lower Ground Floor E Class Unit To Let

10 Queens Place
Brighton, BN1 4JY

Office, Retail

TO LET

603 sq ft
(56.02 sq m)

- Class E
- Situated just off London Road and Ditchling Road
- Recently refurbished self-contained office space over ground and lower ground floors
- Brighton seafront and Brighton station are both a short walk away
- High ceilings

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Summary

Available Size	603 sq ft
Rent	£18,000 per annum
Rateable Value	£6,200
VAT	To be confirmed. The property may be elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	D (88)

Description

A chance to occupy this recently refurbished self-contained office space over ground and lower ground floors. Open plan configuration with stairs leading to the lower ground floor with separate meeting room, kitchenette and WC.

- * solid wood flooring throughout * spot & track lighting * electric heating
- * sash windows * cat 5 cabling throughout * fire, smoke and intruder alarm systems

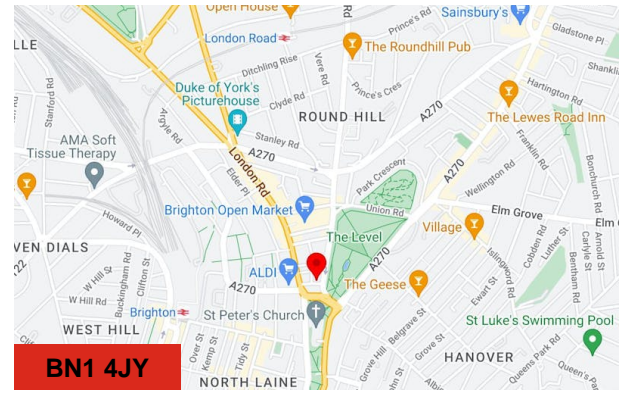
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	290	26.94	Available
Lower Ground	313	29.08	Available
Total	603	56.02	

Location

Situated just off London Road and Ditchling Road, two of the main roads leading into and out of central Brighton. Brighton seafront and Brighton station are both a short walk away and local shops and cafés include ALDI, McDonalds, Costa, Starbucks, Pure Gym and Hobgoblin Public House.



Viewing & Further Information



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