

BRIGHTON CITY CENTRE

PROMINENT OFFICE SPACE

3,013 ft² / 280 m² + parking

TO LET



UPPER & LOWER GROUND FLOORS

93-94 QUEENS ROAD, BRIGHTON BN1 3XE



01273 321 123

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Location

Prominently situated in a main thoroughfare of the city centre, just south of Brighton railway station and public transport hub. There are numerous amenities of the city 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

The suite comprises contemporary office space with an interesting split level layout, incorporating an atrium style double height area with glazed frontage to street elevation. The space is situated on upper and lower ground levels with additional private street entrance, and may suit a number of other uses falling within Use Class E.

Features include:

- ♦ air conditioning & ventilation system ♦ suspended ceiling with recessed lighting ♦ 2 car parking spaces ♦
- ♦ private street entrance ♦ access control system ♦ carpeting throughout ♦ kitchen point ♦ 3 phase power supply ♦

Upper & Lower Ground Floors

Open plan office area

3,013 ft²

280 m²

Terms

The suite is **TO LET** for a term to be agreed at an introductory commencing rental of **£68,000 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 £38,000 (suite only)

EPC Rating Applied for

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

amenities and services not tested
measurements are approximate

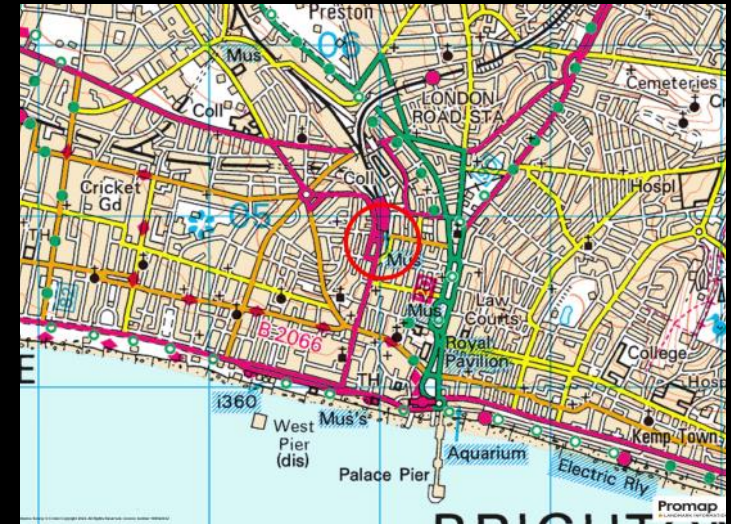
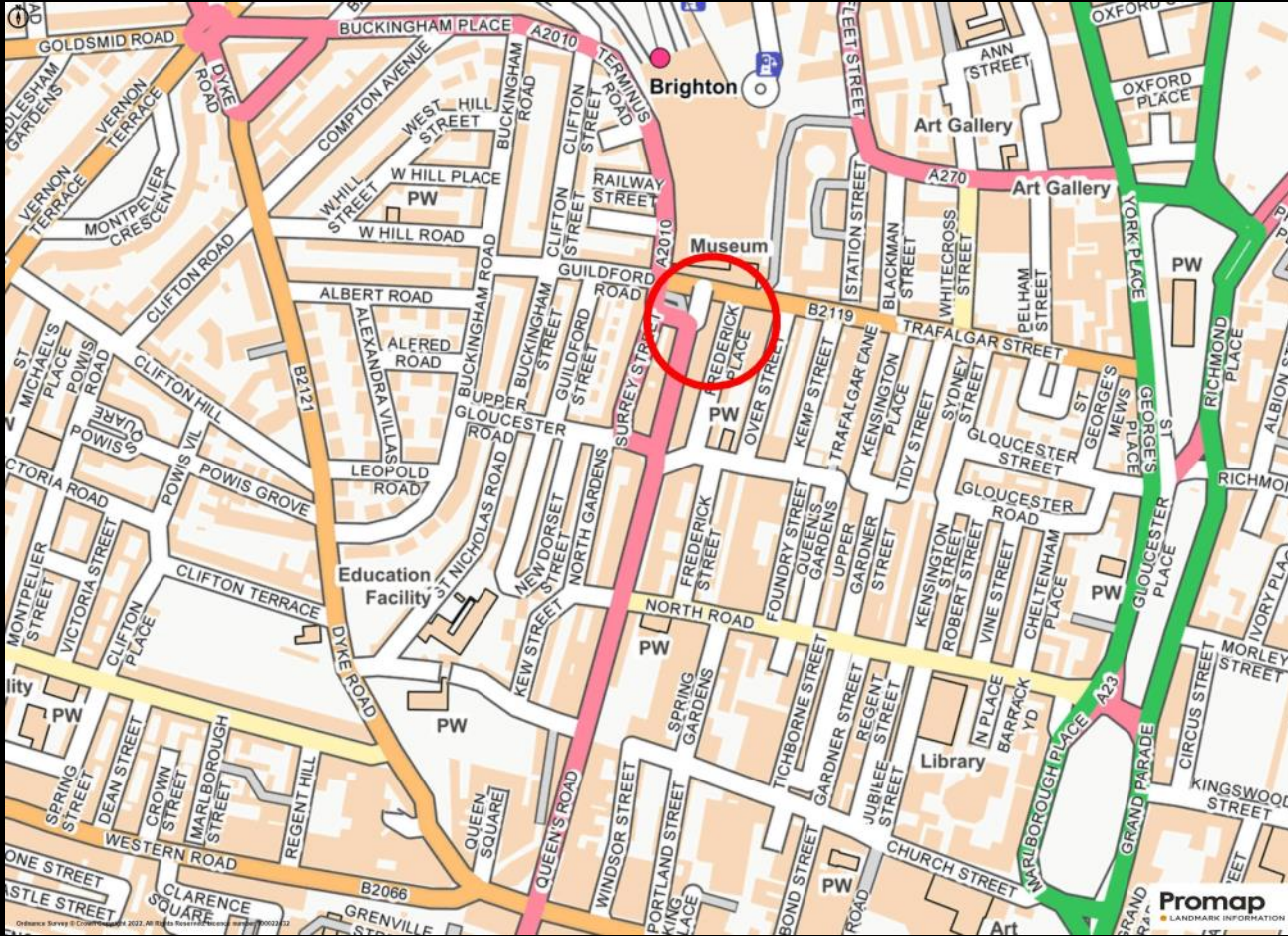


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