

FUNKY BRIGHTON OFFICE ACCOMMODTION

603 ft² / 56 m²

TO LET



10 QUEENS PLACE

BRIGHTON BN1 4JY



01273 321 123

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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 traders include ALDI, McDonalds, Costa and Hobgoblin Public House.

Accommodation

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.

Ground floor	290 ft ²	26.9 m ²
Lower ground floor	313 ft ²	29.0 m ²
Total Floor Area	603 ft²	56.0 m²

amenities & services not tested
all measurements are approximate

- ♦ solid wood flooring throughout ♦ spot & track lighting ♦ electric heating ♦
- ♦ bay windows ♦ perimeter trunking ♦ alarm system ♦

Terms

A new lease is available for a term to be negotiated at a commencing rent of **£16,000 per annum**, exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees.

Rateable Value £5,000

EPC to be assessed

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



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