

CLOSE TO BRIGHTON STATION. AIR CONDITIONED. PARKING.

# GROUND FLOOR OFFICE / CLASS E

3,255 ft<sup>2</sup> / 302 m<sup>2</sup>

# TO LET



**GROUND & LOWER GROUND FLOORS**

**96 - 99 QUEENS ROAD, BRIGHTON BN1 3XF**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated in a high footfall main thoroughfare of the city centre, within 200 metres 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, hotels and car parks. 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 accommodation comprises an attractive split level contemporary office space which may also suit a variety of other Class E uses (stnc). There is a glazed frontage and private street entrance. The ground floor has generous ceiling height and attractive wood floor. There are kitchen and break-out areas on each floor. Features include:

- ◆ air conditioning & ventilation system ◆ suspended ceiling & recessed lighting ◆
- ◆ 1 car parking space ◆ access control system ◆ carpeting / wood flooring ◆
- ◆ kitchen points ◆ private WCs ◆ passenger lift ◆ private street entrance ◆

Ground / Lower Ground Floors	Open plan office areas, 2 x meeting rooms, server room, kitchen, break-out areas, private WCs	3,255 ft <sup>2</sup>	302 m <sup>2</sup>
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## Terms

The accommodation is **TO LET** for a term to be agreed at an introductory commencing rental of **£70,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. 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**      £51,000      **EPC Rating**      C - 55

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

amenities and services not tested  
measurements are approximate

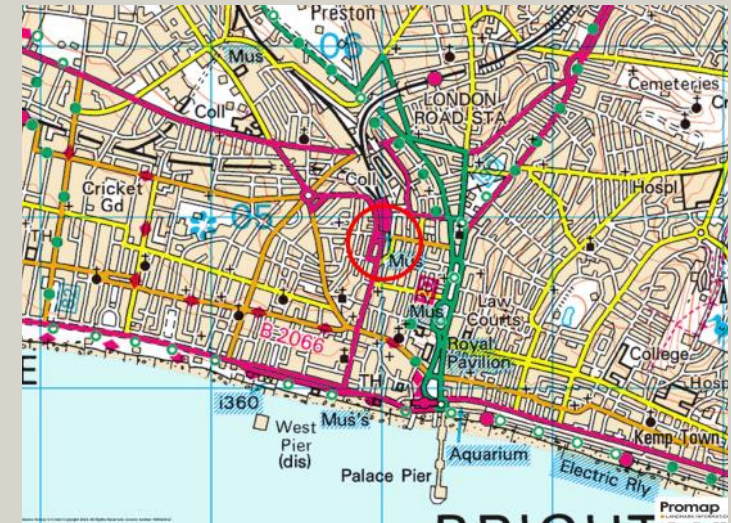
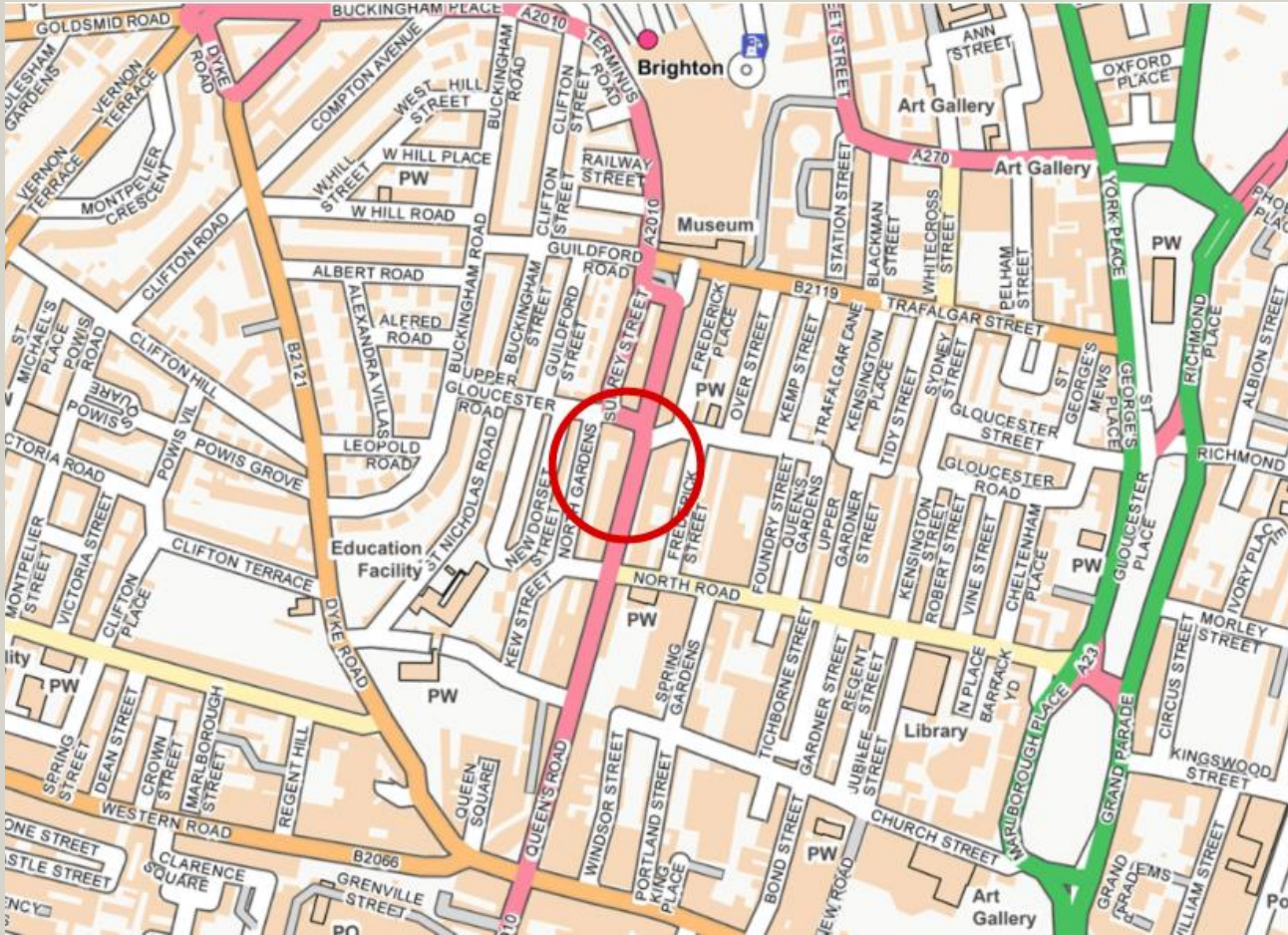


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