

CLOSE TO BRIGHTON STATION

AIR CONDITIONED OFFICE SUITE

1,617 ft² / 150 m² + car space

TO LET



100-101 QUEENS ROAD

BRIGHTON BN1 3XF



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in a main thoroughfare of the city centre, within 200m 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 extensive 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

A modern air conditioned office suite within a well maintained high quality building.

Features include:

- ♦ air conditioning & ventilation system ♦ kitchenette area ♦ 1 car parking space ♦ passenger lift ♦
- ♦ WC facilities on each floor ♦ access control system ♦ carpeting ♦ suspended ceiling with recessed lighting ♦

	ft ²	m ²	Rent	Availability
Third Floor Suite	1,617	150.20	£40,500 pa ex	TO LET

NB. Additional accommodation may be available if required.

Terms

The suite is **TO LET** for a term to be agreed at an introductory commencing rental of **£40,500 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, building insurance premium 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 (suite only) £27,500

EPC Rating B - 39

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



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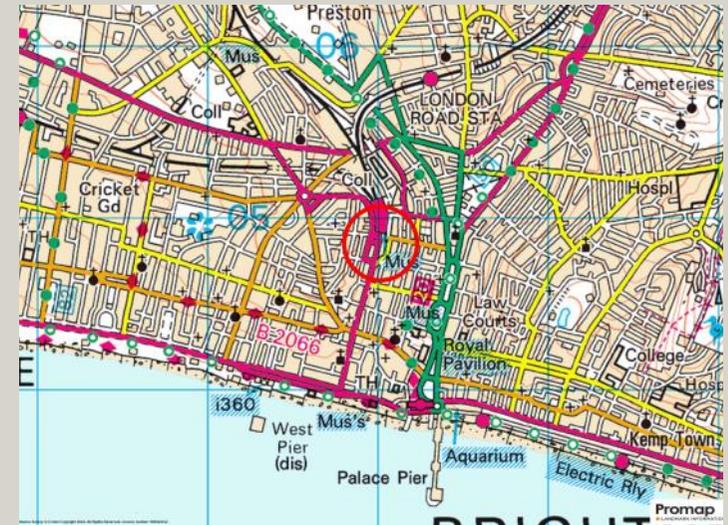
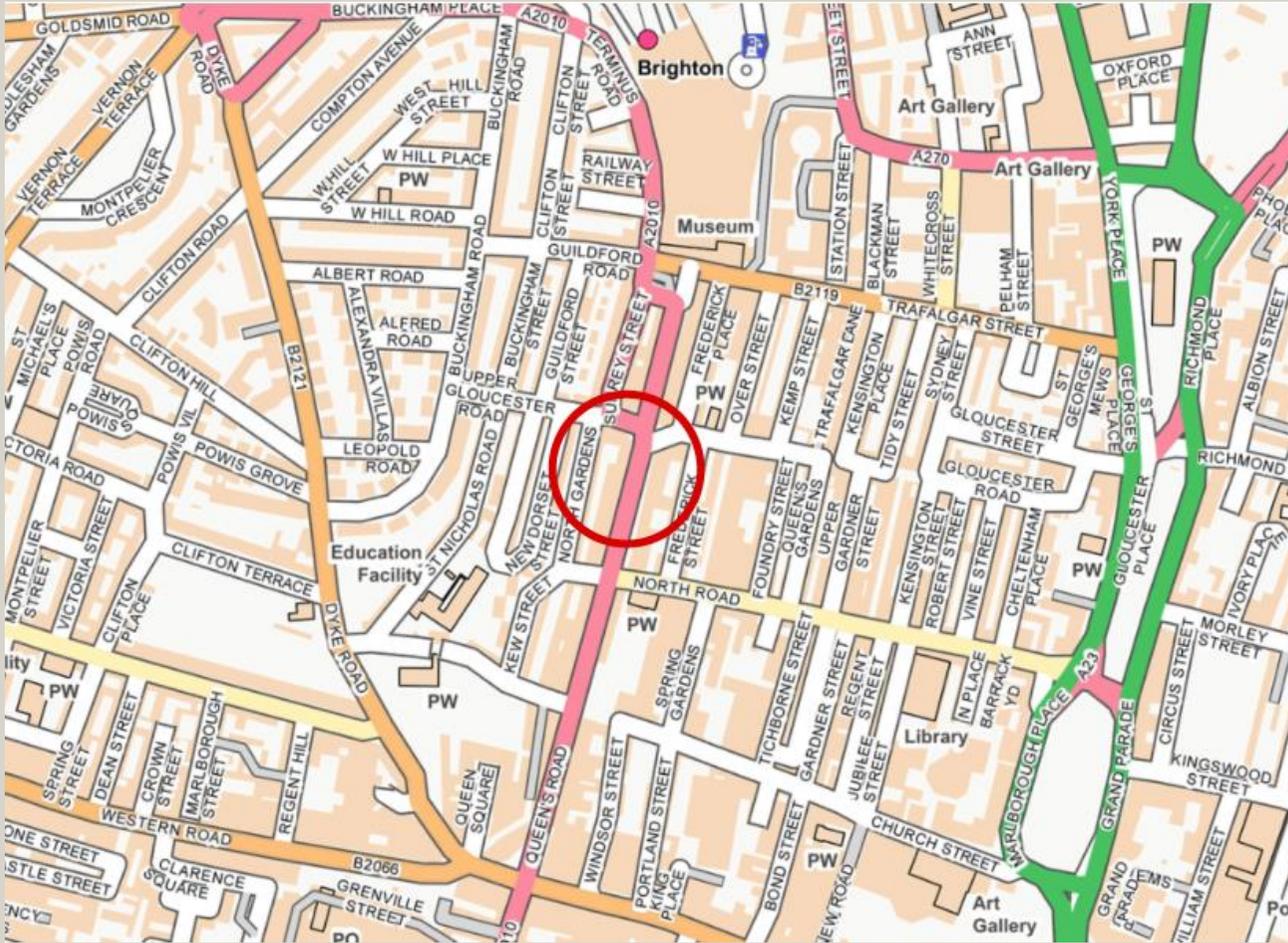
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amenities and services not tested
measurements are approximate and net internal



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