

First Floor, Front & Rear Suites, Victoria House
125 Queens Road, Brighton BN1 3WB



TO LET

OFFICE

Modern Office Suite with Parking
Total Size 265.05 sq m (2,853 sq ft)

KEY FEATURES

- Located close to the city centre
- Within a 5 minute walk of Brighton Station
- Close to Churchill Square shopping centre
- On site parking
- Rent £20/sq ft per annum



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Location

The property is located in the heart of the city centre towards the southern end of Queen's Road close to its junction with North Street and the local landmark of the Clock Tower.

Situated within an established office location just 5 minutes' walk from the seafront and Brighton Station, the property is well served by a diverse array of local amenities including shops, restaurants and public car parks. Numerous bus services can be found close by.

Accommodation

The subject accommodation forms the front and rear suites located on the first floor of this multi tenanted office building. The accommodation has two allocated parking spaces and benefits from the following amenities:

- Carpeting throughout
- Recessed cat II fluorescent lighting
- Double glazing
- Suspended ceilings
- Central heating
- Perimeter trunking
- Air conditioning - TBC
- Good natural light
- Window blinds
- Kitchen
- Separate male & female WC facilities
- Door entry system
- Lift
- On site parking

We have measured the existing accommodation to have the following approximate net internal floor areas:

Area	Sq m	Sq ft
Offices	250.09	2,692
Kitchen	8.18	88
Server room	3.62	39
Store room	3.16	34
Total	265.05	2,853

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended),

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £20/sq ft per annum exclusive of rates building insurance, service charge, heating, lighting etc.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasebusinesspremis.co.uk.

EPC

To be assessed.

Business Rates

Rateable value (2010 list):	£28,000
UBR for year ending 31.03.16:	49.3p in the £
Rates payable 2015/2016:	£13,804

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Ed Deslandes**

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01273 727070
www.flude.com

Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that:

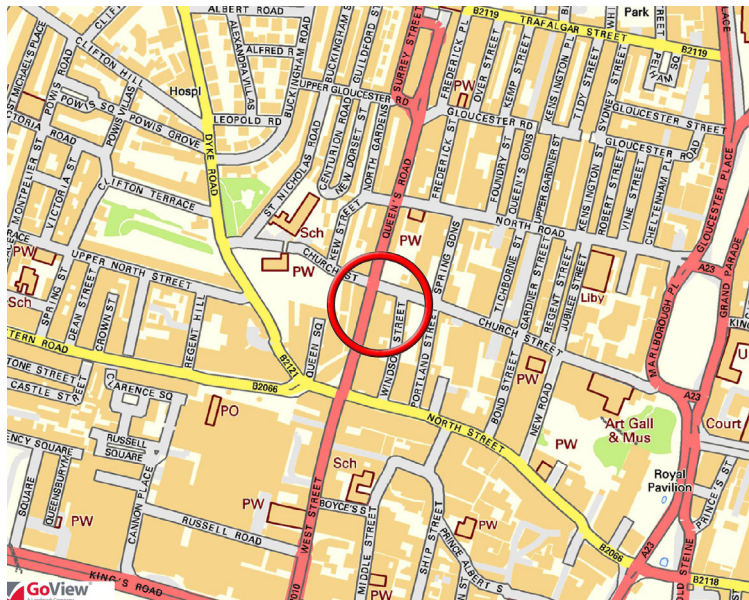
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11 January 2016

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Location Maps



Boundaries shown are for identification purposes only