



TO LET

SHW

QRQ – UP TO 22,532 SQ FT (2,093.29 SQ M)
Queens Road Quadrant, Queens Road, Brighton, BN1 3XJ
Extensively Refurbished Office Building with Parking

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LOCATION

Queens Road Quadrant is located in central Brighton, with easy access to Churchill Square Shopping Centre, North Laine, The Lanes and Brighton Mainline Railway Station.

The property is located on the corner of Queens Road and Gloucester Road.

DESCRIPTION

The accommodation is arranged over six floors and is available as a whole or in part.

The office space benefits from outdoor terrace areas with views over the city and sea.

The building is currently being extensively refurbished to provide open plan floor plates and showers + cycle storage facilities.

There is parking at the rear accessed via Frederick Street providing 8 spaces.

AMENITIES

Amenities include:

- Modern Office Building
- Terrace areas with views over the city
- Open plan floor plates
- New air conditioning
- LED panel lighting which is UGR 19 compliant
- Security access
- Newly carpeted
- Commuter facilities (Showers and Lockers)
- Sink/kitchen facilities on each floor

FLOOR AREAS: IPMS 3 – OFFICE

Floor	Size	Terraces	Car Spaces
Fourth	2,283 Sq ft (212.10 Sq m)	443 Sq ft (41.16 Sq m)	1
Third	2,928 Sq ft (272.02 Sq m)	-	1
Second	2,957 Sq ft (274.71 Sq m)	819 Sq ft (76.09 Sq m)	1
First	3,726 Sq ft (346.16 Sq m)	270 Sq ft (25.08 Sq m)	1
Ground	5,417 Sq ft (503.26 Sq m)	-	2
Lower Ground	5,221 Sq ft (485.08 Sq m)	-	2
TOTAL	22,532 Sq ft (2,093.29 Sq m)	1,532 Sq ft (142.33 Sq m)	8
Separately stated areas including reception	708 Sq ft (65.78 Sq m)		

**VIEWINGS – 01273 876200**

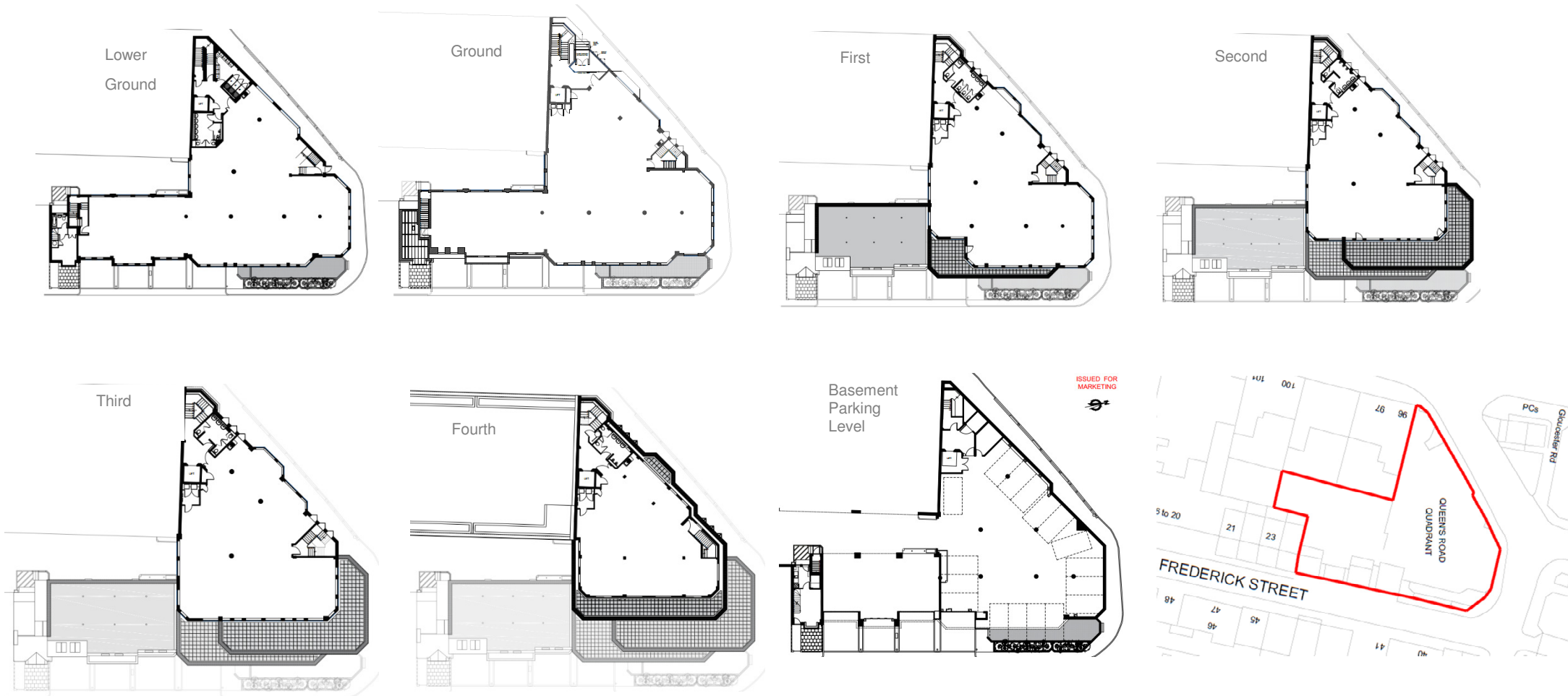
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TERMS

The office is available on a new lease/leases with terms to be agreed.
 Lettings of both the whole building and on floor by floor basis will be considered.

RENT

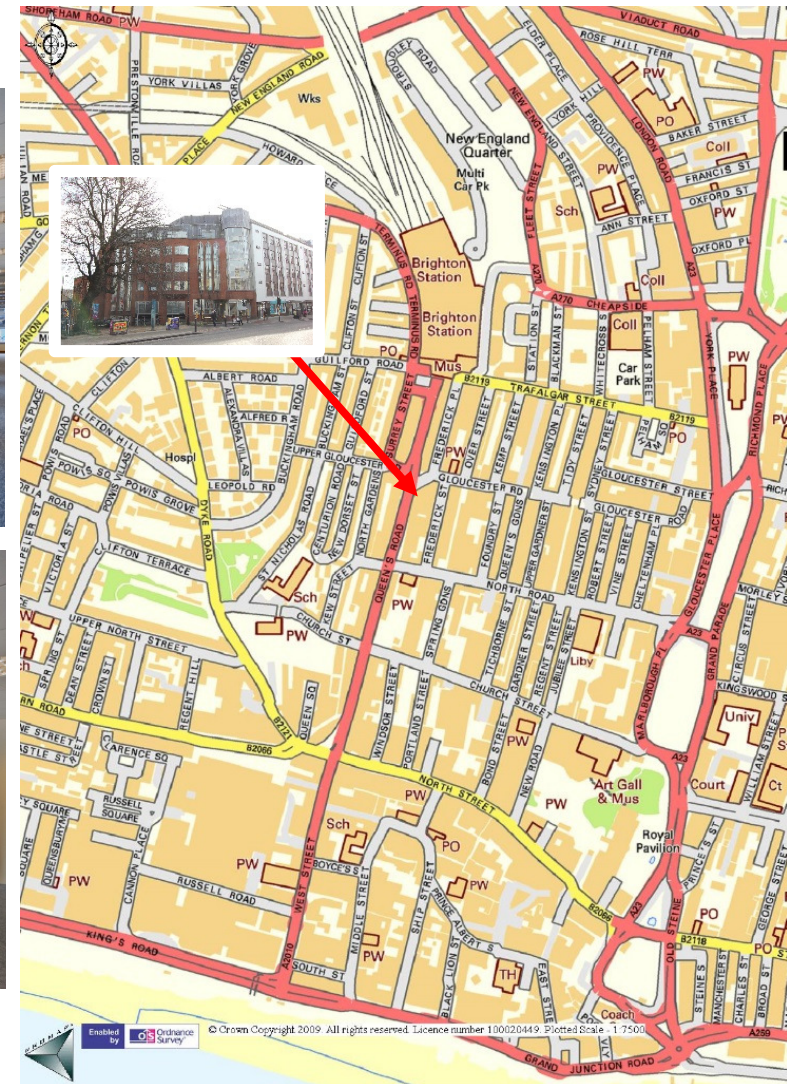
£28.50 psf on the office space
 £14 psf on the terrace areas

VAT

VAT is payable on the terms quoted.

EPC

An EPC is being prepared and will be available shortly.



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