



Victoria House, Queens Road, Brighton East Sussex BN1 3WB
Modern open place office suites in the heart of Brighton City
Centre TO LET



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.

Accommodation

The subject accommodation benefits from the following amenities:

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

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

Second floor front	103.49 sq m (1,114 sq ft)
Fifth floor	150.32 sq m (1,618 sq ft) - Under offer
Sixth floor front	57.41 sq m (618 sq ft)
Sixth floor rear	97.18 sq m (1,046 sq ft)

Key Features

- Located close to the city centre
- Within a 5 minute walk of Brighton Station
- Close to Churchill Square shopping centre
- Communal kitchen and WC's
- Personnel lift
- Rent £20/sq ft





■ 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 premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed and at a commencing rent of £20/sq ft 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.lettingbusinesspremises.co.uk.

■ Business Rates

Rateable value 2nd floor front:	£14,500.00
Rateable value 5th floor:	£22,750.00
Rateable value 6th floor front:	£ 8,200.00
Rateable value 6th floor rear:	£14,000.00
UBR for year ending 31.03.19:	49.3p in the £
Rates payable 2nd floor front:	£ 7,148.50
Rates payable 5th floor:	£11,215.75
Rates payable 6th floor front:	£ 4,042.26
Rates payable 6th floor rear:	£ 6,902.00

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.

■ EPC

2nd floor front = C
5th floor - to be assessed.
6th floor front - D
6th floor rear - to be assessed.

■ Legal Fees

Each party to bear their own legal costs incurred.

■ VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

■ Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial:
Please contact:

Ed Deslandes

Email: e.deslandes@flude.com

Telephone: **01273 727070**



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.



Location Maps



Boundaries shown are for identification purposes only