

First Floor Front & Rear Suites  
Victoria House, 125 Queen's Road  
Brighton BN1 3WB



01273 727070  
www.flude.com

**TO LET**

**Modern Open Plan Offices with Parking**  
**First Floor 265.05 sq m (2,853 sq ft)**



## KEY FEATURES

- Located in centre of city close to the Clock Tower
- Within a 5 minute walk of Brighton Station
- Close to Churchill Square shopping centre
- Short distance from the seafront
- Open plan office accommodation
- On site parking
- To let on a new lease
- Rent £16.50/sq ft per annum

# First Floor Front & Rear Suites

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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 whilst there is an NCP car park (530 spaces) a short distance to the northwest of the property. Churchill Square shopping centre and Brighton Station are within easy walking distance. The A23 London Road links approximately 3 miles to the north with the A27 Brighton bypass which in turn provides easy access to the A23/M23 and the national motorway network beyond.

#### Description

The property comprises a purpose built office building arranged over 6 floors with basement parking. The subject accommodation forms the front and rear suites located on the first floor and provides open plan office space. 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
- Good natural light
- Window blinds
- Kitchen
- Separate male & female WC facilities
- Door entry system
- Lift
- On site parking

#### Accommodation

We have measured the 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
<b>Total</b>	<b>265.05</b>	<b>2,853</b>

Energy Performance Certificate rating: To be confirmed

#### Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £16.50/sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc. Rents and prices are quoted exclusive of, but may be subject to VAT. Each party to bear their own legal costs incurred.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

#### Planning

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.

#### Business Rates

Rateable value (2010 list):	£ 28,000
UBR for year ending 31.03.15:	48.2p in the £
Rates payable 2014/2015:	£ 13,496

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.

#### Viewings

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

**Ed Deslandes** | **Tel: 01273 727070** | **Email: [brighton@flude.com](mailto:brighton@flude.com)**

Date: 22 December 2014

Awaiting client's approval

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.



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