

82 - 83 Queens Road, Brighton, East Sussex, BN1 3XE Self-contained city centre office accommodation arranged over upper floors and part lower ground TO LET



Agency | Lease Advisory | Management | Valuation | Rating | Investment | Development



Key Features

- Located in central Brighton and adjacent the mainline railway station
- Comprising a suite of mainly cellularised offices over multiple floors
- Forming part of 2 adjacent and partly interconnected buildings
- Self-contained entranceway
- On-site parking provision

Location

The property is located on Queens Road within the centre of Brighton and immediately adjacent Brighton railway station which provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes).

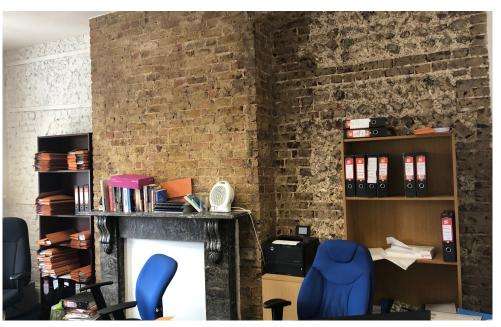
Accommodation

The subject accommodation is arranged primarily over the upper 3 floors, and with additional space over the lower ground floor parts of these twin 5 storey mixed use commercial properties, and which have been part interconnected on the upper levels.

Additionally each building provides an element of dedicated basement garaging, and providing parking for up to 15 vehicles, and some or all of which may be made available to any new tenant and subject to agreement of terms.

We have measured the existing accommodation to have the following approximate **Net Internal Areas:**

Sq M	Sq Ft
79.43	855
47.29	509
129.97	1,399
126.63	1,363
92.16	992
475.48	5,118
	79.43 47.29 129.97 126.63 92.16





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Planning

We understand that the premises benefit from a B1 use within the Town and Country Planning 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 subject space is available to let by way of a new effective full repairing and insuring lease for a term to be agreed and a rent of £25/ per 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.leasingbusinesspremises.co.uk.

EPC

TBC

Business Rates

The available suites are currently individually rated for the purposes of business rates assessment. Further information available at https://www.gov.uk/correct-your-business-rates

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.

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 incorporating Garner Wood:

For further information please contact:

Ed Deslandes / Alex Roberts

Email: e.deslandes@flude.com / a.roberts@flude.com

Telephone: **01273 727070**

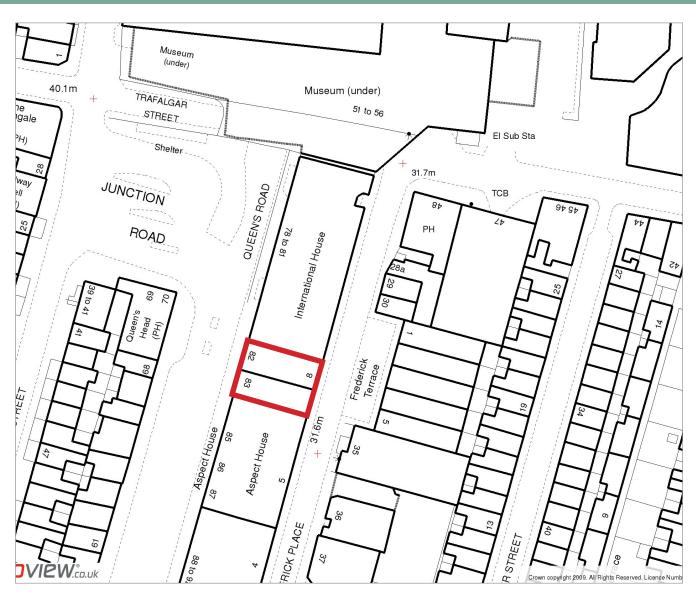


Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in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