



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



## 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**:

Floor	Sq M	Sq Ft
Lower Ground	79.43	855
Ground	47.29	509
First Floor	129.97	1,399
Second Floor	126.63	1,363
Third Floor	92.16	992
<b>Total</b>	<b>475.48</b>	<b>5,118</b>



### ■ 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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.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**

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Boundaries shown are for identification purposes only