



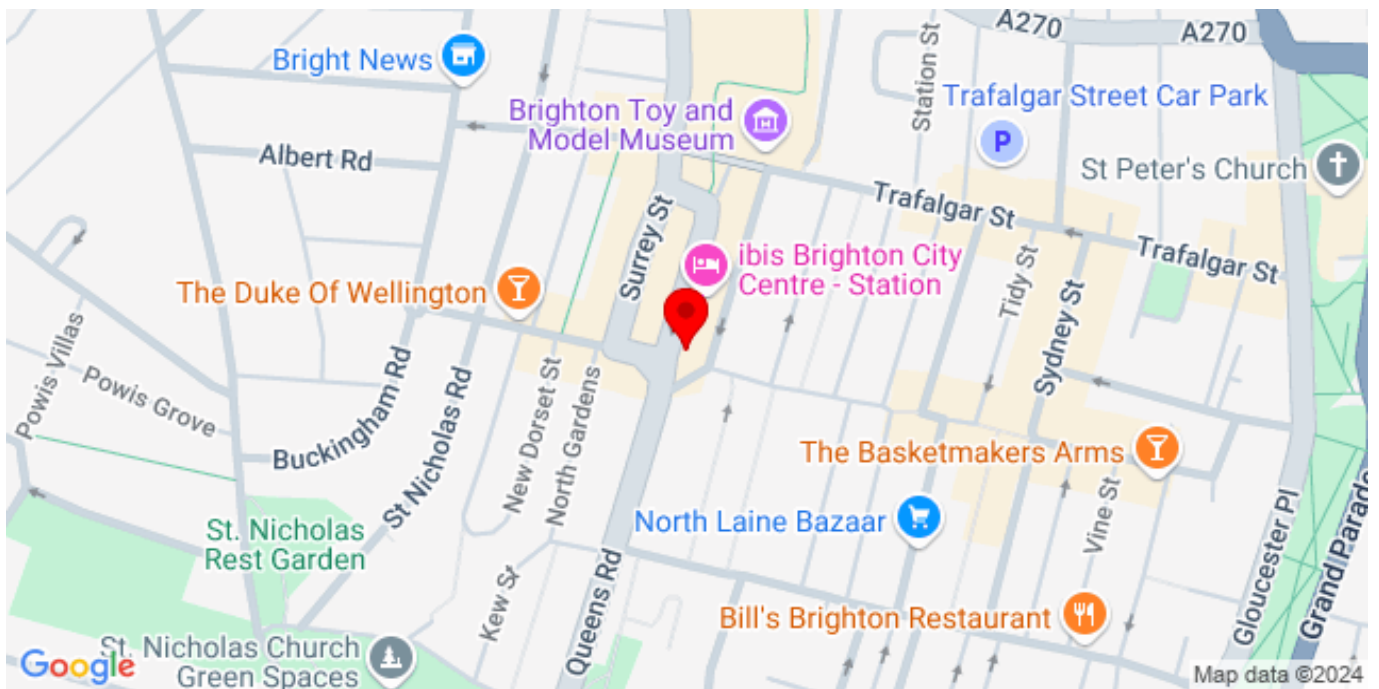
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95 Queens Road, Brighton, BN1 3XE  
TO LET: 'GRADE A' NEWLY REFURBISHED OFFICES WITH PARKING

# LOCATION



Situated in the most prime location for city centre offices only 100m from Brighton mainline station (London to Victoria 49 mins) and Churchill Square shopping centre with its many multiples and The Lanes and North laine shopping areas within easy walking distance.

Queens Road is a long-established office location with many well-known corporate and regional tenants in the locality.

The station is also a main bus terminal with numerous buses running on a regular basis to all parts of the city.

## Description

A six-storey prominent corner office building over ground, lower ground (car parking and bike storage) and four upper floors, all recently refurbished to a Grade A standard and ready for immediate occupation.

## Key Features

- Newly refurbished Grade 'A' office premises
- Secure car parking spaces and cycle racks
- Brighton station 100m away
- EPC - B Rating
- Only TWO floors remaining

## Accommodation

Ground Floor office: LET

First Floor office: 1,841 sq ft (171 m<sup>2</sup>)

Second Floor office: 1,841 sq ft (171 m<sup>2</sup>)

Third Floor office: LET

Fourth Floor office: LET

Lower Ground Floor: Car parking spaces & bike storage racks & personal lockers

**Total Office Accommodation Available: 3,682 sq ft (342 m<sup>2</sup>)**

## Amenities

- Brighton mainline station 100 metres
- Newly refurbished 'Grade A' accommodation
- Secure car parking
- Secure cycle racks
- Personal lockers
- Passenger lift connecting all floors
- Staircase to all floors
- Newly installed unisex shower, unisex wc and disabled wc (DDA compliant) to each floor
- Galley kitchens to each floor
- Full length floor to ceiling windows on ground floor
- Excellent natural light to each floor
- Videophone entry system
- Smarts 'Alitherm 300' anthracite aluminium windows to each floor
- New suspended ceiling with recessed lighting (PIR motion sensitive)
- 'Fujitsu' air conditioning system with automated controls providing 300l air exchange per hour/per office
- New external security lighting



- New security roller shutter entry points to front and rear of building
- Over 3000Mbps (3Gbps) Internet Capacity and can be upgraded to 10Gbps

## Lease

A new lease is offered for a term to be negotiated.

Guide Rent £32 / sq ft.

First Floor: £59,000 pax

Second Floor: £59,000 pax

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing and Insuring Lease by way of service charge.

## Business Rates

TBC.

## VAT

The property is elected for VAT and therefore VAT will be payable on the terms quoted.

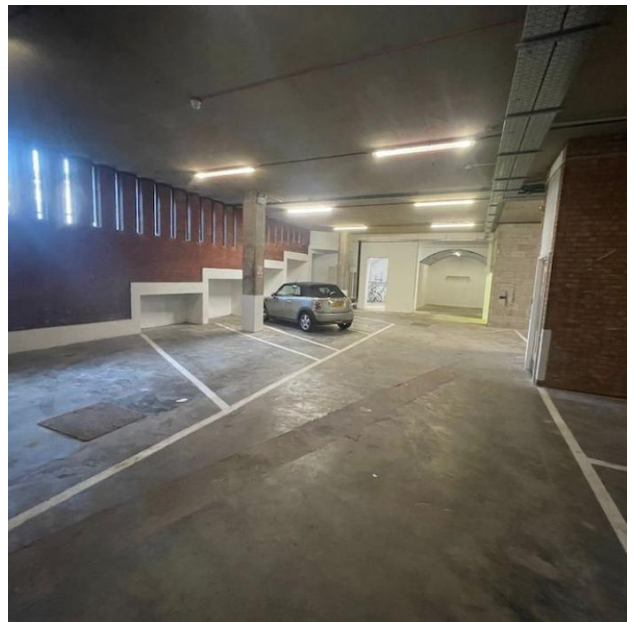
## Legal Fees

Each party is to pay for their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (t: 01273 701070).















GET IN TOUCH  
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