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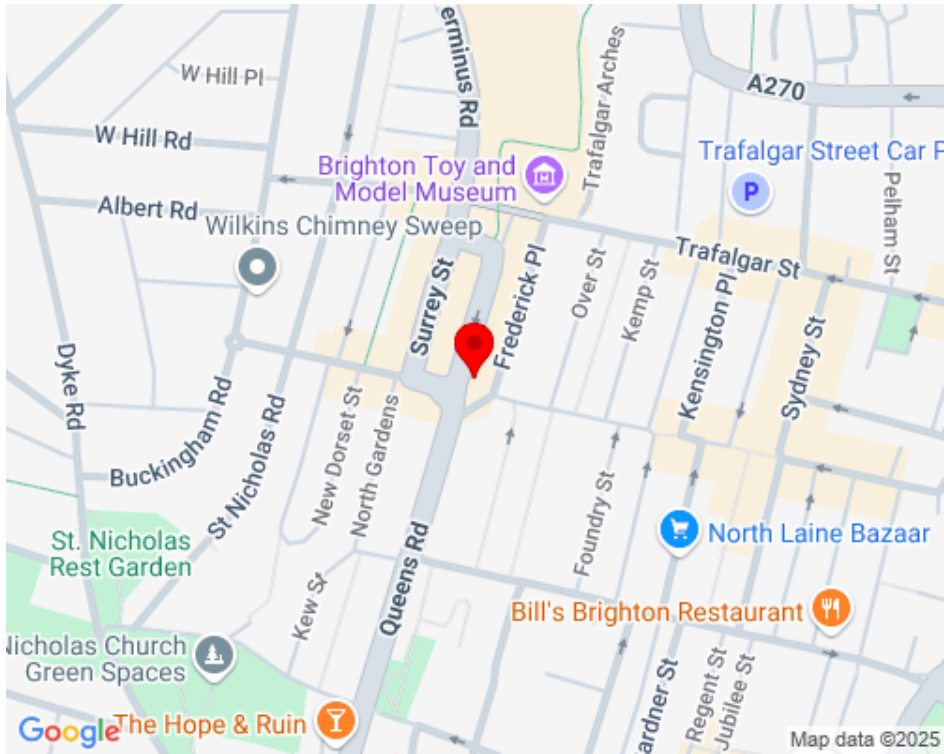
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95 Queens Road, Brighton, BN1 3XE  
TO LET: 'GRADE A' NEWLY REFURBISHED OFFICES WITH PARKING



# LOCATION



95 Queens Road offers an exceptional city-center location, ideal for businesses seeking a prominent and accessible address in Brighton. Situated just 100 meters from Brighton Mainline Station, the property provides unparalleled connectivity, with fast train services to London Victoria (49 minutes) and excellent links across the South East.

The building is nestled in the heart of Brighton's vibrant commercial district, surrounded by a mix of corporate offices, independent businesses, and an array of amenities. Churchill Square Shopping Centre, The Lanes, and North Laine are all within walking distance, offering employees convenient access to retail, dining, and leisure options.

Queens Road is a well-established office destination, attracting professional tenants due to its strategic location and proximity to public transport, including a major bus terminal. Nearby occupiers such as Tesco, Sainsbury's, and popular local eateries like Mange Tout and La Choza further enhance the area's appeal, making it a dynamic and convenient choice for modern businesses.

## 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

First Floor office: 1,841 sq ft (171 m2)

Second Floor office: 1,841 sq ft (171 m2)

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

**Total Office Accommodation Available: 3,682 sq ft (342 m2)**

**Marketing Video available on request.**

## 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
- 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 per annum, exclusive



Second Floor: £59,000 per annum, exclusive

Strictly via prior appointment through Sole agent Graves Jenkins (t: 01273 701070).

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing and Insuring Lease by way of service charge.

## Business Rates

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £-
- Rates Payable: £-
- Valid 1 April 2023 (current)

Business Rates are to be re-assessed.

## 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















GET IN TOUCH  
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