

TO LET

Prime Retail / Office accommodation on Brighton's main route from the Railway Station to Churchill Square

GROUND & LOWER GROUND
96-99
QUEENS RD

BRIGHTON, BN1 3XE

3,255 Sq Ft
302 Sq M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



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BRIGHTON, BN1 3XE

PROPERTY DETAILS

An excellent opportunity to lease a modern, high-quality Class E commercial premises in the heart of Brighton city centre.

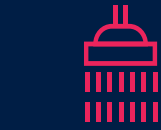
The property provides open plan retail or office accommodation arranged over the ground and lower ground floors. The unit occupies a prominent position and benefits from a glazed shopfront together with additional side and rear access points.

The accommodation is predominantly presented in CAT A condition, ready for an incoming occupier to complete their own fit-out. Internally, the space benefits from a suspended ceiling with inset LED lighting, a mix of wood-effect flooring and carpet tiles, air conditioning, a secure entry system, meeting room, kitchenette area and private WC facilities. At basement level, there is an undercroft car park providing allocated parking spaces for occupiers, together with secure cycle storage.

SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq M
GROUND & LOWER GROUND	3,255	302

An additional 8,200 sq ft of upper-floor office space is available, if required.



SHOWER FACILITIES



PERIMETER TRUNKING



PASSENGER LIFT



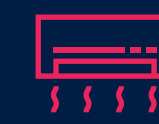
OPEN PLAN FLOOR PLATE



CAR PARKING



CYCLE STORAGE



AIR CONDITIONING & VENTILATION SYSTEM



SUSPENDED CEILING



ACCESS CONTROL SYSTEM

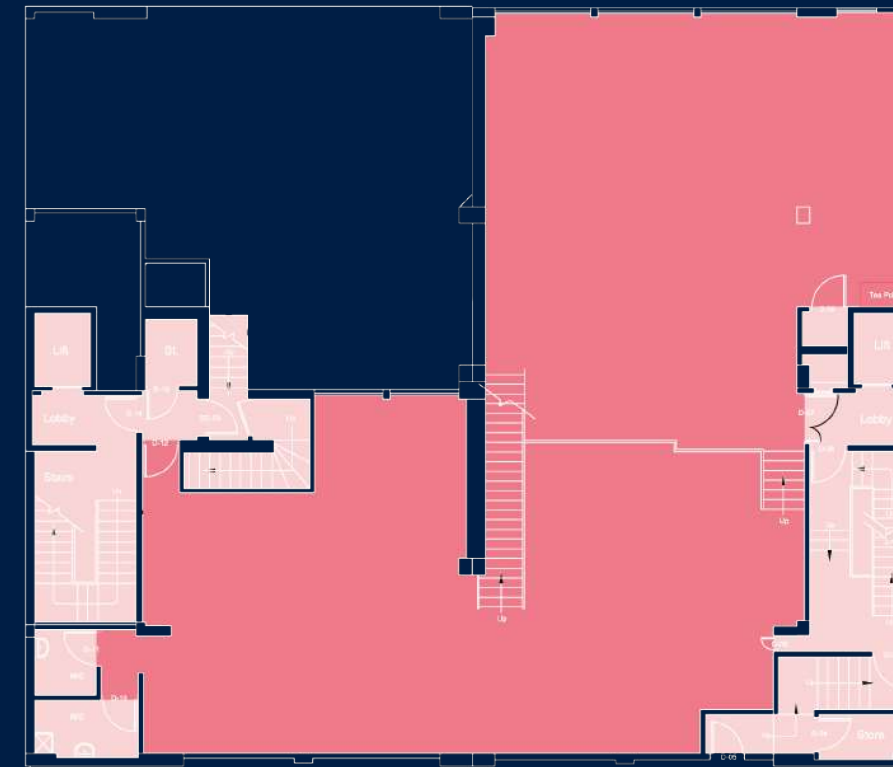


KITCHEN BREAKOUT AREAS

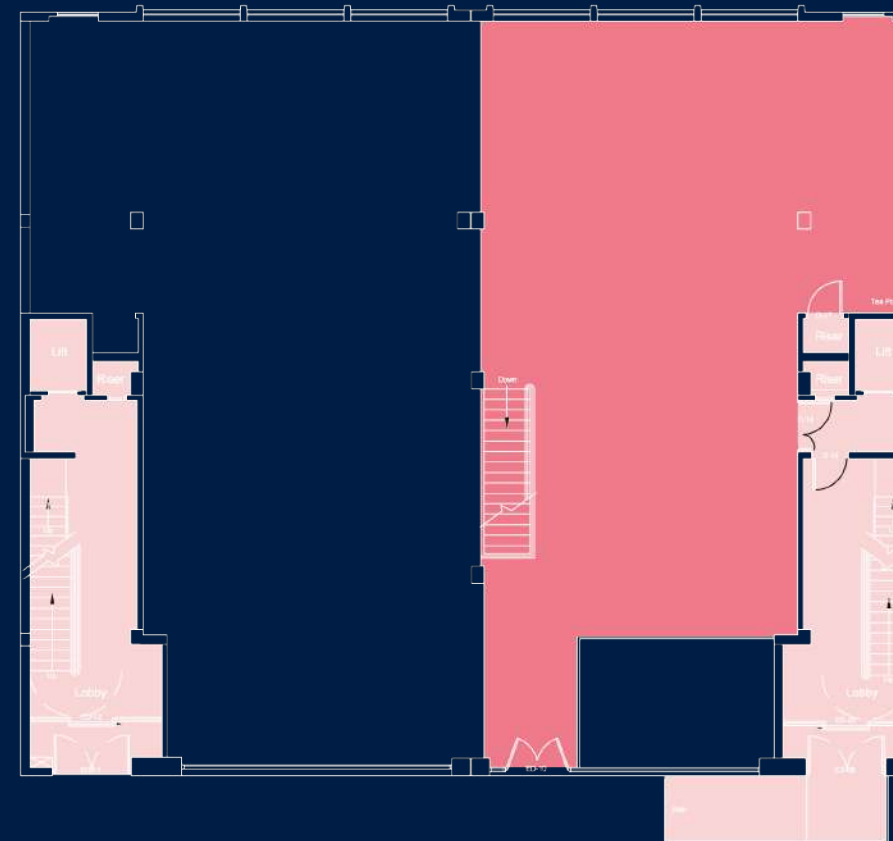


LED LIGHTING

LOWER GROUND FLOOR



GROUND FLOOR



PROPOSED FIT OUT



PROPOSED FIT OUT



Furniture not included but landlord will consider providing subject to wider terms. Floor plan not to scale, for indicative purposes only.

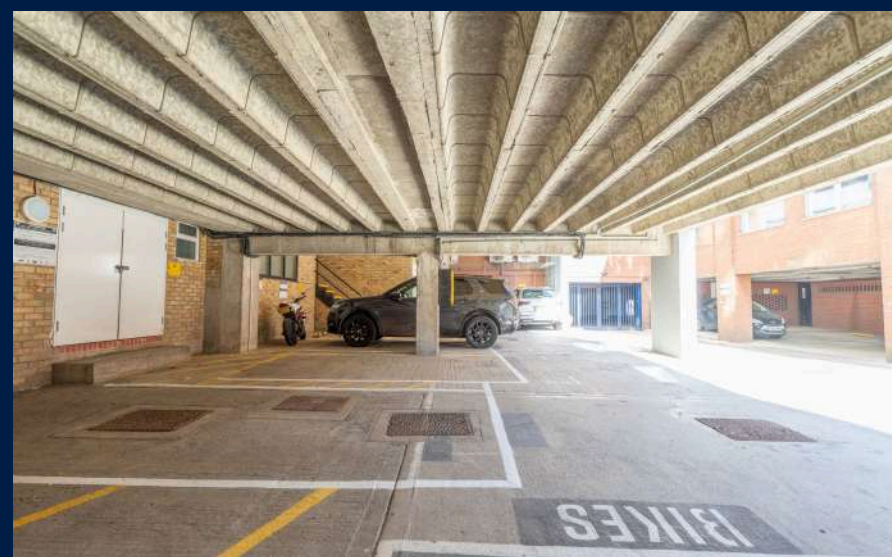
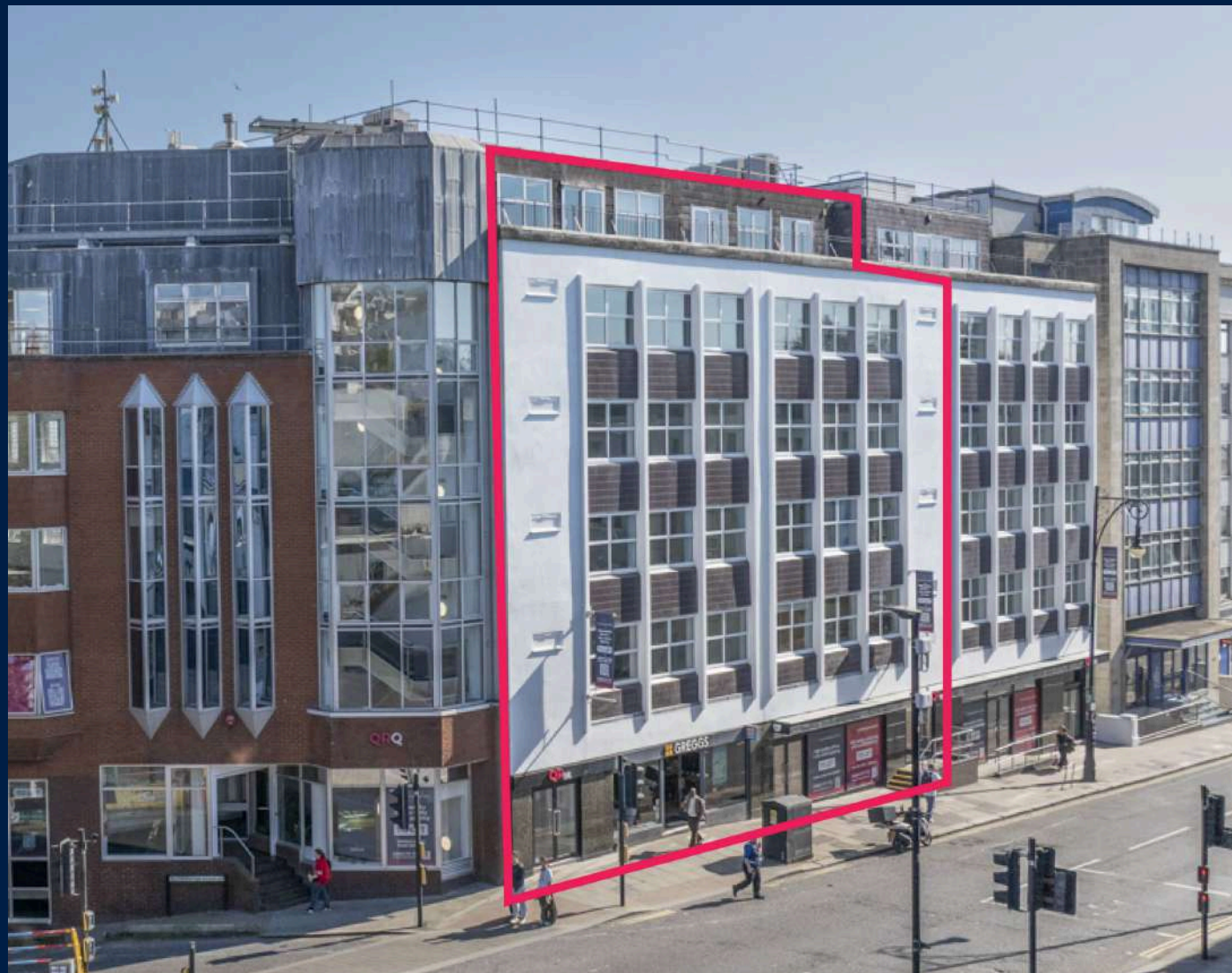
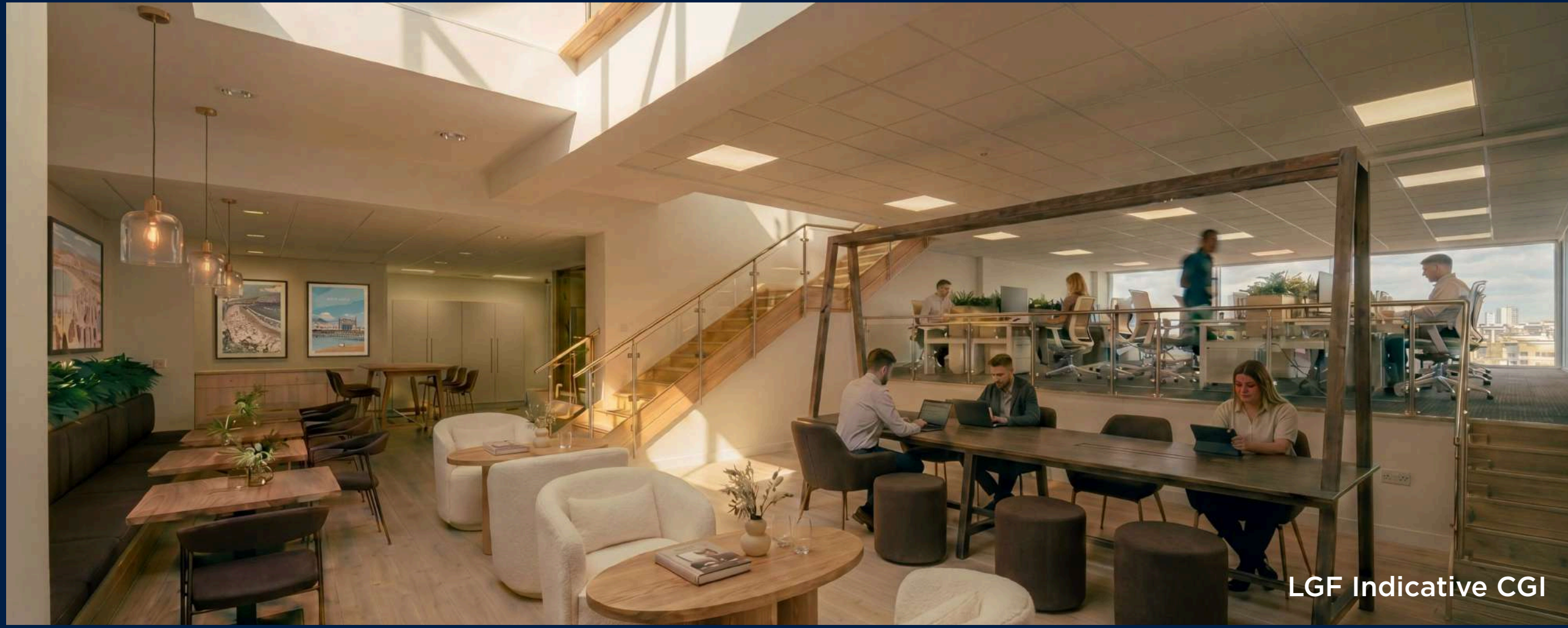
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GROUND FLOOR
INDICATIVE CGI



Indicative CGI

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HIGH QUALITY FITTED OFFICES WITH SECURE CAR PARKING | 96-99 QUEENS RD

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PROPERTY LOCATION

The property occupies a highly prominent position on Queens Road, offering an excellent opportunity for a range of occupiers seeking well-located commercial premises. It benefits from strong levels of pedestrian footfall and passing vehicular traffic, being situated on a key route linking Brighton railway station with Churchill Square.

The property is located approximately 150 metres from Brighton's mainline railway station and principal public transport hub, providing frequent direct services to London and Gatwick Airport. Extensive bus routes also offer convenient connections throughout Brighton and Hove.

A wide range of amenities are within easy walking distance, including cafés, restaurants, retail outlets, leisure facilities, hotels and public car parks. The North Laine, Churchill Square and Brighton Palace Pier are all situated nearby.



SAT NAV: BN1 3XE

[///windy.across.modes](http://windy.across.modes)



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FURTHER INFORMATION

TERMS: The offices are available by way of new effective full repairing and insuring leases, with terms to be negotiated and agreed.

RENT:
LGF/GF (retail or office) - £21.51 per Sq Ft
£70,000 Per Annum exclusive

VAT: VAT will be chargeable on the terms quoted.

SERVICE CHARGE: Further details available upon request.

RATEABLE VALUE: Please visit the Valuation Office Agency (VOA) website for further information.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

EPC: B

AGENT DETAILS



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BY TRAIN	MINS
GATWICK AIRPORT	24
LONDON VICTORIA	56
LONDON BRIDGE	63

CONNECTIONS	MILES
A27	3
EASTBOURNE	23
GATWICK AIRPORT	28
LONDON (M25)	34
PORTSMOUTH DOCKS	47



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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

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