



OFFICE TO LET

HYPERION HOUSE

100-101 Queens Road, Brighton, BN1 3XF

AN ARRAY OF OFFICE SPACES WITHIN AN
IMPOSING BLOCK IN CENTRAL BRIGHTON - TO
LET

1,073 TO 5,872 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,073 to 5,872 sq ft
Rent	£6,099 - £152,899 per annum exclusive of rates, service charge, VAT & all other outgoings.
Business Rates	Upon Enquiry
Service Charge	A service charge will be payable in addition to rent. Please ask for further details on amount.
VAT	Applicable
Legal Fees	Each party to bear their own costs. However in the event that either party withdraws from an agreed letting they will be responsible for the other sides legal costs.
EPC Rating	B (39)

Description

Four office suites on the Ground, First, Second and Fifth Floors of a fantastic, well-presented building in central Brighton. All suites are well-lit and benefit from large windows for natural light, as well as a kitchenette in each for staff. The building has a key fob entry system, and the common areas are well-maintained. The Fifth (top) floor suite also has access to East and West-facing balconies, offering fantastic views across Brighton's Skyline. Amenities include perimeter trunking, parking space per floor, passenger lift, breakout areas, LED lighting, Air-conditioning, suspended ceiling and bicycle storage.

Location

The building sits on the East side of the North end of Queens Road, in close proximity to Brighton Mainline Train Station, an array of other nearby offices. Nearby occupiers include Sainsbury's, Tesco, Julien Plumart, Greggs, Cafe Coho, Pure Gym & Marks & Spencer.

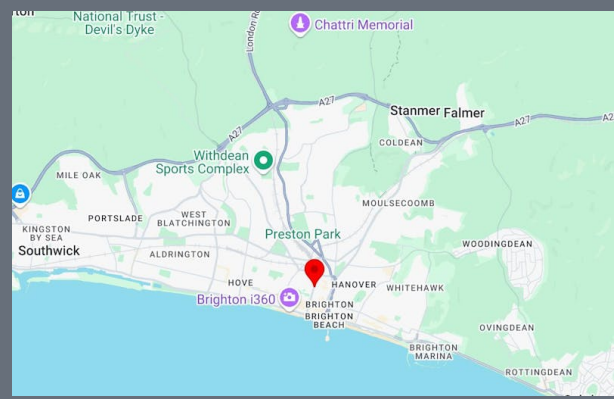
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground	1,565	145.39	£39,125 /annum	Available
1st	1,617	150.22	£40,425 /annum	Let
2nd	1,617	150.22	£40,425 /annum	Available
5th	1,073	99.68	£26,825 /annum	Under Offer
Basement - Store	605	56.21	£6,099 /annum	Available
Total	6,477	601.72		

Terms

Available on a new lease for a term to be agreed subject to service charge. The lease will be excluded from sections 24-28 of the Landlord & tenant act 1954.



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

100-101 Queens Road
BRIGHTON
BN1 3XF

Energy rating

B

Valid until:

21 November 2032

Certificate number:

4059-7195-8648-3139-8720

Property type

Offices and Workshop Businesses

Total floor area

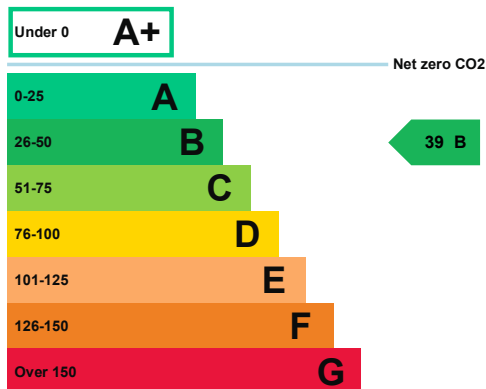
1,190 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 A

If typical of the existing stock

64 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	7.8
Primary energy use (kWh/m ² per year)	79

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5096-3263-2809-2039-4271\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Richard Quantrill
Telephone	07740177672
Email	richard.quantrill@nsc.co.uk

Contacting the accreditation scheme

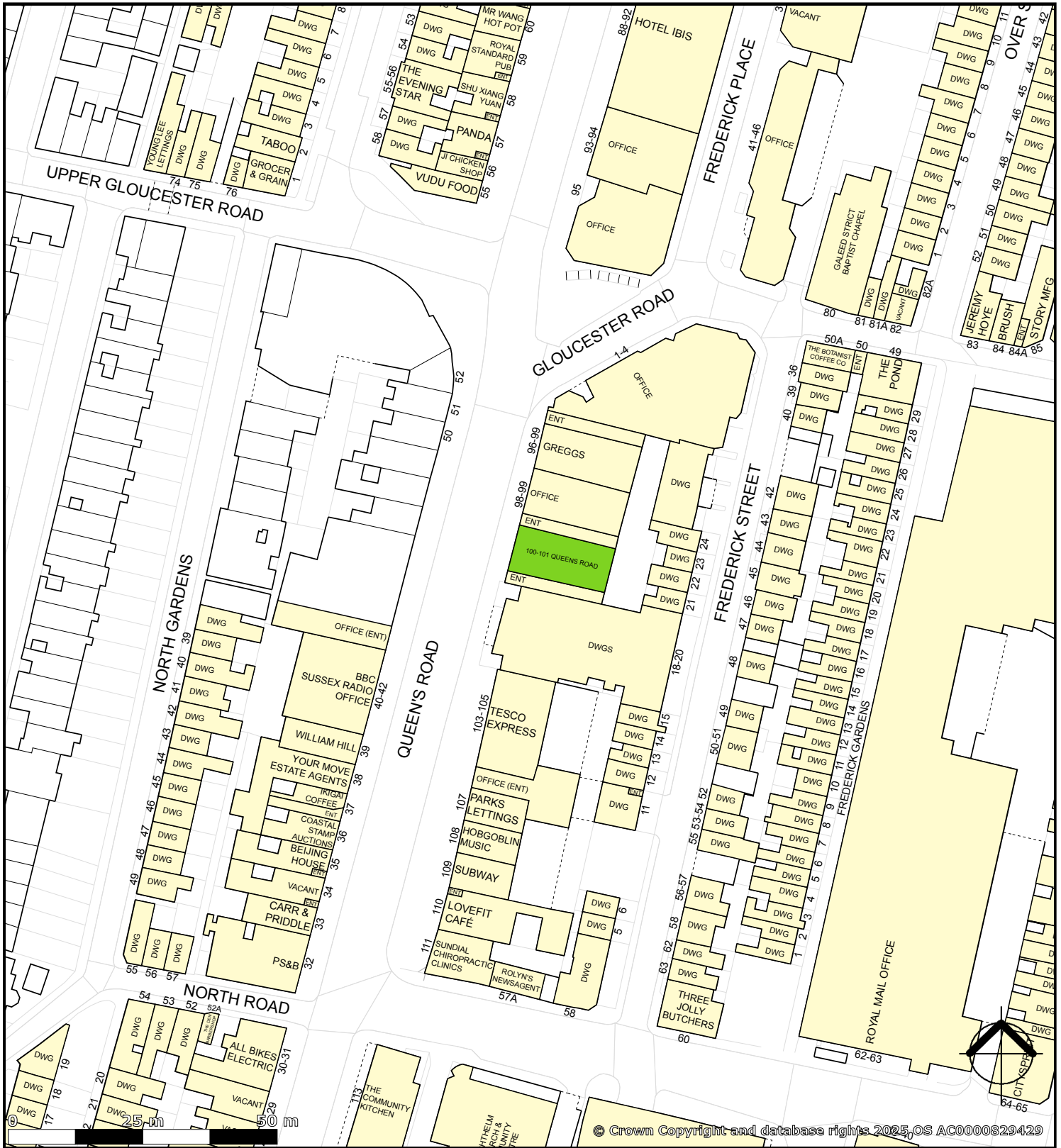
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008161
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors
Employer address	Bluesky Business Centre, 25 Cecil Pashley Way, Shoreham-by-Sea, BN43 5FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 June 2022
Date of certificate	22 November 2022

Hyperion House, 100-101 Queens Road, Brighton, BN1



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