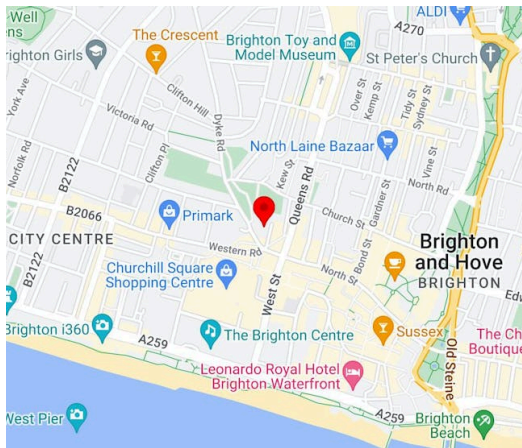


Eightfold
OFFICES
TO LET
01273 672099
www.eightfoldagency

1-2 Queen Square, Brighton, BN1 3FD

Office To Let | £51,000 per annum exclusive of rates VAT & all other outgoings
| 1,811 sq ft

4TH FLOOR OFFICE SUITE WITH OUTSTANDING VIEWS & 2 PARKING SPACES.



Description

Well fitted Fourth Floor office suite, comprised of two rooms with its own kitchen facilities and access to WC's. The floor itself can be accessed via lifts, or a central staircase. In addition the space also comes with 2 car spaces in the secure underground car park below.

Location

The property is situated on the Southern side of the Fourth Floor within an imposing building on the corner of Queen Square, just North of the junction intersecting Queen Square with North Street, Dyke Road, and Western Road. It is one of the most central locations in Brighton and Hove, across from the Churchill Square shopping centre.

Nearby occupiers include some of the best known retailers in the country; including Marks and Spencer, Starbucks, Apple, and the Lego Store, as well as branches of a number of banks.

Accommodation

Name	sq ft	sq m
4th - Main Office	1,099	102.10
4th - Meeting Room	418	38.83
4th - Kitchen	294	27.31
Total	1,811	168.24

Terms

Available by way of a new effective full repairing & insuring lease for a minimum lease term of 3 years

AML

Relevant ID & proof of current address will be required by tenant. Where a company any shareholder with 20% or more will be required to provide also.

Summary

- Rent: £51,000 per annum exclusive of rates VAT & all other outgoings
- Business rates: £10,123 per annum Based on the 2026 valuation from April.
- Service charge: n/a
- VAT: Applicable
- Legal fees: The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees. An undertaking to be provided prior to release of papers.
- EPC: D (95)
- Lease: New Lease
- Terms: 5 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

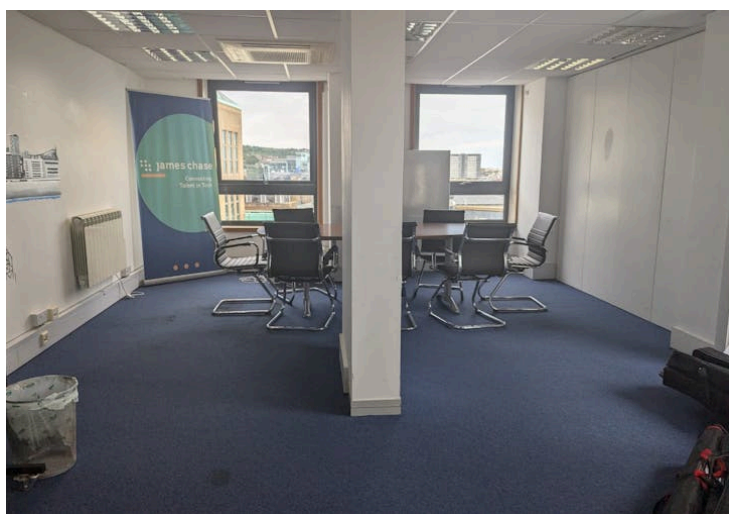
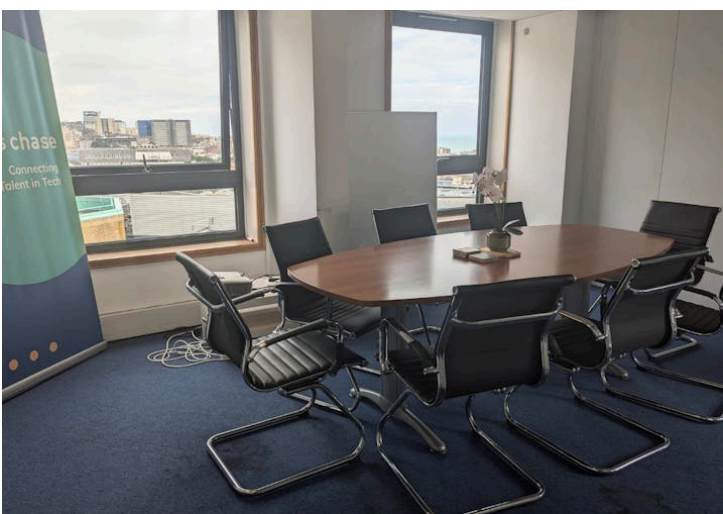


Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.



Energy performance certificate (EPC)

FOURTH FLOOR
1-2 Queen Square
BRIGHTON
BN1 3FD

Energy rating

D

Valid until:

22 May 2026

Certificate number:

9430-3005-0461-0803-2791

Property type

B1 Offices and Workshop businesses

Total floor area

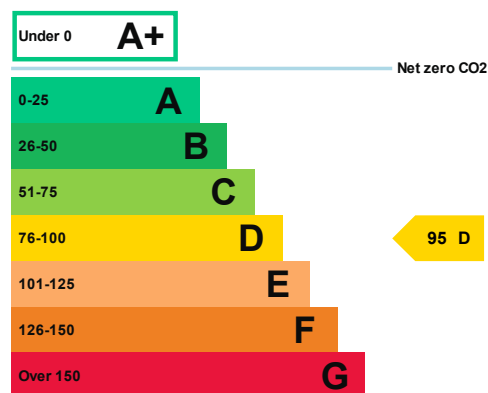
161 square metres

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 D.



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

32 B

If typical of the existing stock

93 D

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)	75.71

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0243-0846-3419-0095-7002\)](#).

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	James Powell
Telephone	07925768008
Email	epc@commercial-epc-quote.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/011531
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Easy EPC
Employer address	12 Albion Street
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 May 2016
Date of certificate	23 May 2016

1-2 Queen Square, Brighton, BN1

