

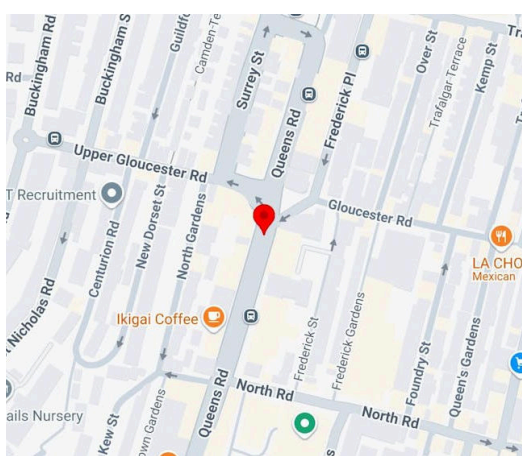
 BRIGHTON STATION

93-94

## 93-94 Queens Road, Brighton, BN1 3XE

Office To Let | £46,700 per annum exclusive of rates, VAT service charge & all other outgoings. | 1,868 sq ft

IMPRESSIVE, FIRST FLOOR OFFICE SUITE TO LET WITH PARKING CLOSE TO BRIGHTON STATION



## Description

A First Floor office suite within an office building in near Brighton station. The unit benefits from plenty of natural light, as well as a kitchenette. The building itself has a key fob entry system, and the commonways are well looked after, offering a fantastic presentation to staff and clients. Amenities include breakout areas, 1 parking space, a passenger lift, perimeter trunking, LED lighting, air conditioning, suspended ceilings and cycle storage.

## Location

The building sits on the East side of Queens Road just north of the junction intersecting Gloucester Road and Upper Gloucester Road, in close proximity to Brighton Mainline Train Station in this established office location. The city centre is a short walk to the south where The Lanes & Churchill Square are situated with the cosmopolitan North Laine to the east of the property. Nearby occupiers include Sainsbury's, Tesco, Julien Plumart, Greggs & La Choza.

## Accommodation

Name	sq ft	sq m
1st	1,868	173.54
<b>Total</b>	<b>1,868</b>	<b>173.54</b>

## Terms

Available on a new lease for a minimum term to be agreed of no less than 5 years with rent exclusive of service charge. The lease will be excluded from sections 24-28 of the Landlord & tenant act 1954.

## AML

Tenants will be required to provide the normal anti money laundering documents.



## Summary

- Rent: £46,700 per annum exclusive of rates, VAT service charge & all other outgoings.
- Business rates: £12,892.50 per annum based on the 2026 valuation from April.
- 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: C (68)
- Lease: New Lease
- Terms: 5 years

## Further information

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

## Contact & Viewings



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