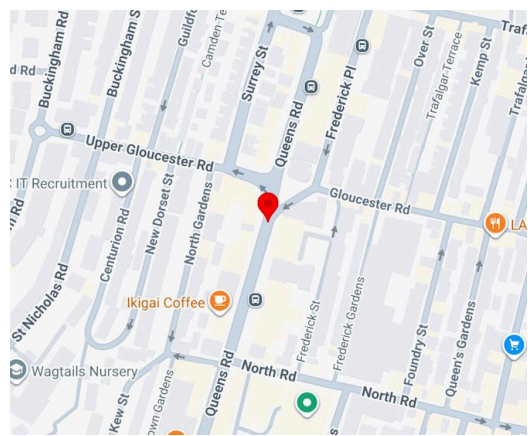


**Ground, 1st, 3rd & 4th Floors, 96-97 Queens Road,  
Brighton, BN1 3XE**

Office To Let | £45,000 - £294,300 per annum exclusive of rates, VAT service charge & all other outgoings. | 1,660 to 11,455 sq ft

IMPRESSIVE, OFFICE SUITES WITH PARKING & CLOSE TO BRIGHTON STATION, TO LET



## Description

The space comprises modern, high quality open plan offices predominantly in CAT A condition ready for an ingoing occupier to carry out their fit out. The landlord has delivered a part fitted suite on the first floor and will consider delivering other fitted suites and furniture packages in the building. The suite at ground and lower ground floor level is part fitted and benefits from meeting rooms, breakout/kitchen area and demised WCs. This suite has the potential to be used either for office or retail use. At basement level, there is an undercroft car park providing allocated car parking spaces for the occupiers. There is also secure cycle storage.

## Location

The building sits on the East side of Queens Road towards the northern end, 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	Rent	Rates Payable	Availability
Ground - & Lower Ground Space	3,255	302.40	£70,000 /annum	On Application	Available
1st	1,660	154.22	£45,000 /annum	On Application	Available
3rd	3,320	308.44	£90,000 /annum	On Application	Available
4th	3,220	299.15	£87,300 /annum	On Application	Available
<b>Total</b>	<b>11,455</b>	<b>1,064.21</b>			

## 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.

## Amenities & Specifications

Build Status: Refurbished  
 Fitout Concept: CAT A  
 Total parking spaces: 1



## Summary

- Rent: £45,000 - £294,300 per annum exclusive of rates, VAT service charge & all other outgoings.
- 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: B (45)
- Lease: New Lease
- Terms: 5 years

## Further information

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

## Contact & Viewings



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

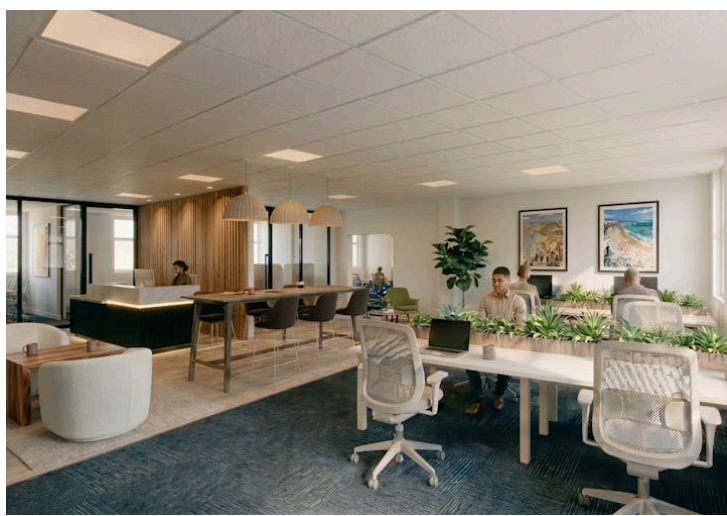


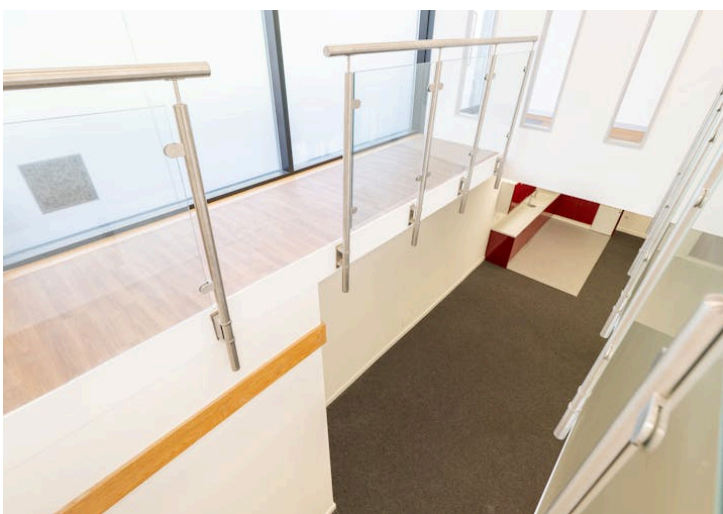
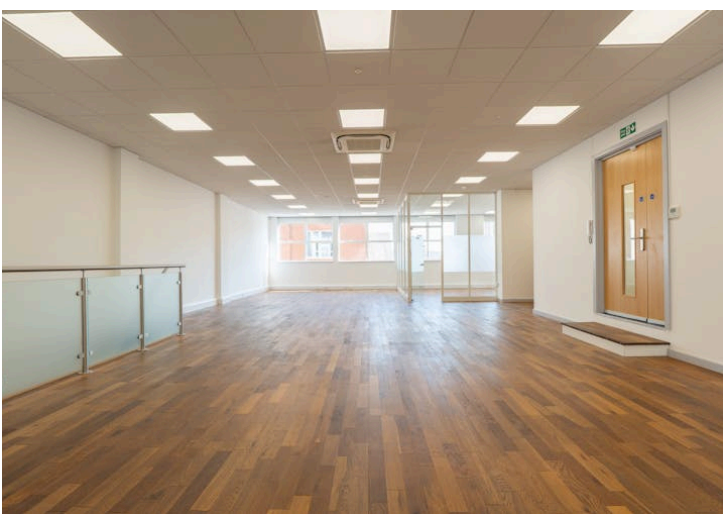
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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always 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)

First Floor 96-97 Queens Road BRIGHTON BN1 3XE	Energy rating	Valid until: 19 February 2034
	<b>B</b>	Certificate number: 0062-3192-9316-7745-8721

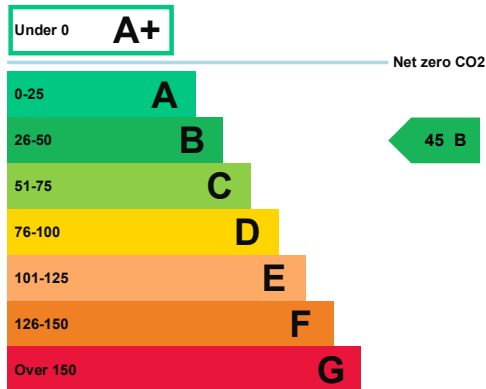
Property type	Offices and Workshop Businesses
Total floor area	152 square metres

## 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	17 A
If typical of the existing stock	70 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 <sub>2</sub> /m <sup>2</sup> per year)	9.32
Primary energy use (kWh/m <sup>2</sup> per year)	102

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3773-2834-3310-2071-8027\)](/energy-certificate/3773-2834-3310-2071-8027).

## 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	Mr. Oliver Foster
Telephone	01273 458484
Email	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>

### 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/027026
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View Peacehaven BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 February 2024
Date of certificate	20 February 2024

96-97 Queens Road, Brighton, BN1

