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PROPERTY PEOPLE

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22 Queens Road, Brighton, BN1 3XA
TO LET: FIRST AND SECOND FLOOR CITY CENTRE OFFICE

LOCATION



Located at the heart of Brighton city centre, on the west side of Queens Road, this region offers a direct connection between Brighton mainline station and the primary shopping districts of North Street Quadrant and Churchill Square shopping centre.

Queens Road is a vibrant commercial avenue in Brighton, housing an assortment of well-known and local retailers, prominent office structures, and is surrounded by a densely populated residential area.

The station is conveniently positioned only 300m to the north, and in close proximity are several amenities, such as Hotel Ibis, Tesco Express, Sainsbury's Local, Pure Gym, the Sussex Masonic Centre, and Regus.

Description

These offices are situated on the first and second floors of a prime location at the heart of the city, on the western side of Queens Road.

Ideally suited for an office tenant and available for immediate occupancy.

Key Features

- City Centre and Close to Brighton Station
- First and Second Floor Office Premises
- Available for Immediate Occupation
- New Lease - Flexible Terms

Accommodation

First Floor NIA: 407 sq ft (37.81 m2)

Second Floor NIA: 266 sq ft (24.71 m2)

Total Accommodation: 673 sq ft (62.52 m2)

Lease

A new lease for a term to be agreed.

Commencing Rent - £17,000 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing & Insuring.

Business Rates

Billing Authority: Brighton & Hove

- Description: Offices and premises
- Rateable Value: /
- Rates Payable: /
- Valid from: 1 April 2023

Business Rates are to be re-assessed.

Potential benefit from Small Business Rates Relief.



VAT

VAT may be payable on the terms quoted.

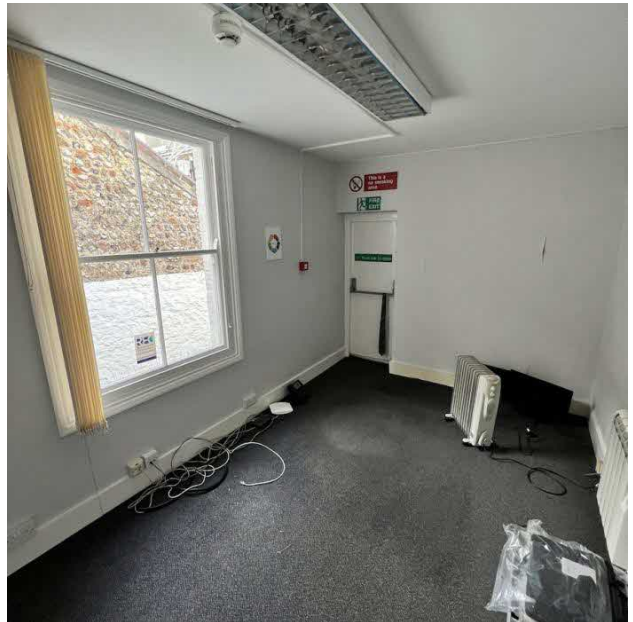
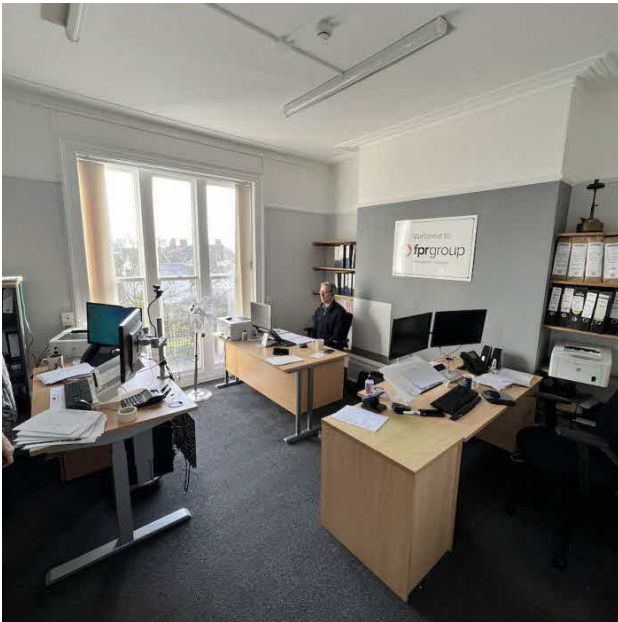
Legal Fees

Each party is to be responsible for its own legal costs.

Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins.







GET IN TOUCH
gravesjenkins.com



Oli Graves



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