



3rd Floor Office

1-2 Queens Square, Brighton, BN1 3FD

SUPER COOL CITY CENTRE OFFICES TO LET

2,362 sq ft
(219.44 sq m)

- RENT £27 PER SQ FT (£63,775 PAX)
- CLOSE TO STATION, SEAFRONT & CITY CENTRE
- SUPERBLY FITTED
- COOL & FUNKY SPACE
- READY TO OCCUPY
- LIFT
- FANTASTIC VIEWS

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Summary

Available Size	2,362 sq ft
Rent	£63,775 per annum exclusive of rates, service charge VAT & all other outgoings
Rates Payable	£17,964 per annum Based on 2023 Valuation
Rateable Value	£36,000
Service Charge	A service charge is payable & a contribution based on a fair proportion of expenditure will be required.
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs.
EPC Rating	D (79)

Description

Fantastic open plan office space located on the 3rd floor accessed via an elegant lobby, either by stairs or lift leading through to the space. On the western side of the building is a predominantly open plan space with 2 meeting rooms & a kitchen area whilst there is a further space on the eastern side of the building..

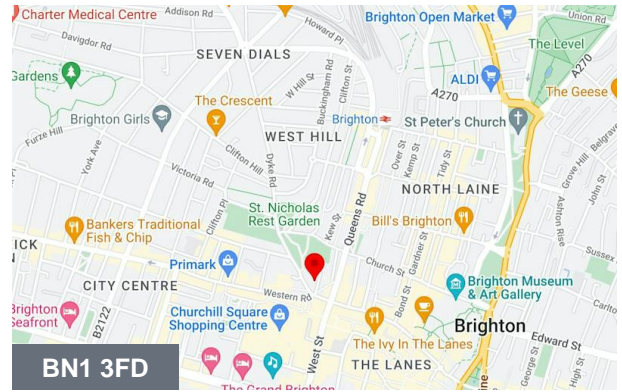
Location

Situated on the 3rd floor of this imposing building that has aspects overlooking both Dyke Road & Queens Square in central Brighton. The offices provide fantastic access to Churchill Square Shopping Centre, Brighton Station, Brighton Beach, The North Laine & The Lanes all of which are no more than a few minutes walk away. Nearby occupiers include Marks & Spencer, Costa, Pret, Leon & Metro Bank.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
3rd - Front	1,780	165.37
3rd - Rear	582	54.07
Total	2,362	219.44



Viewing & Further Information



Max Pollock

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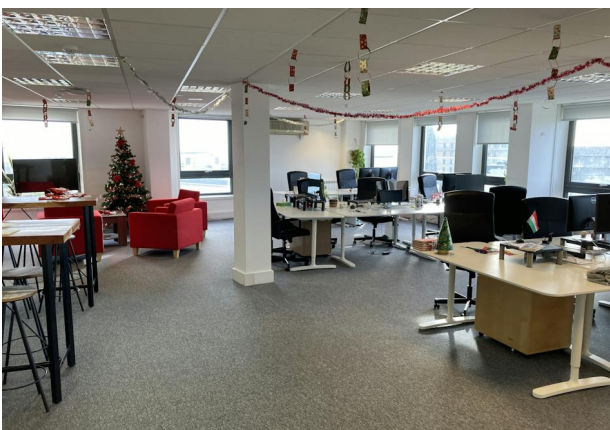
James Hawley

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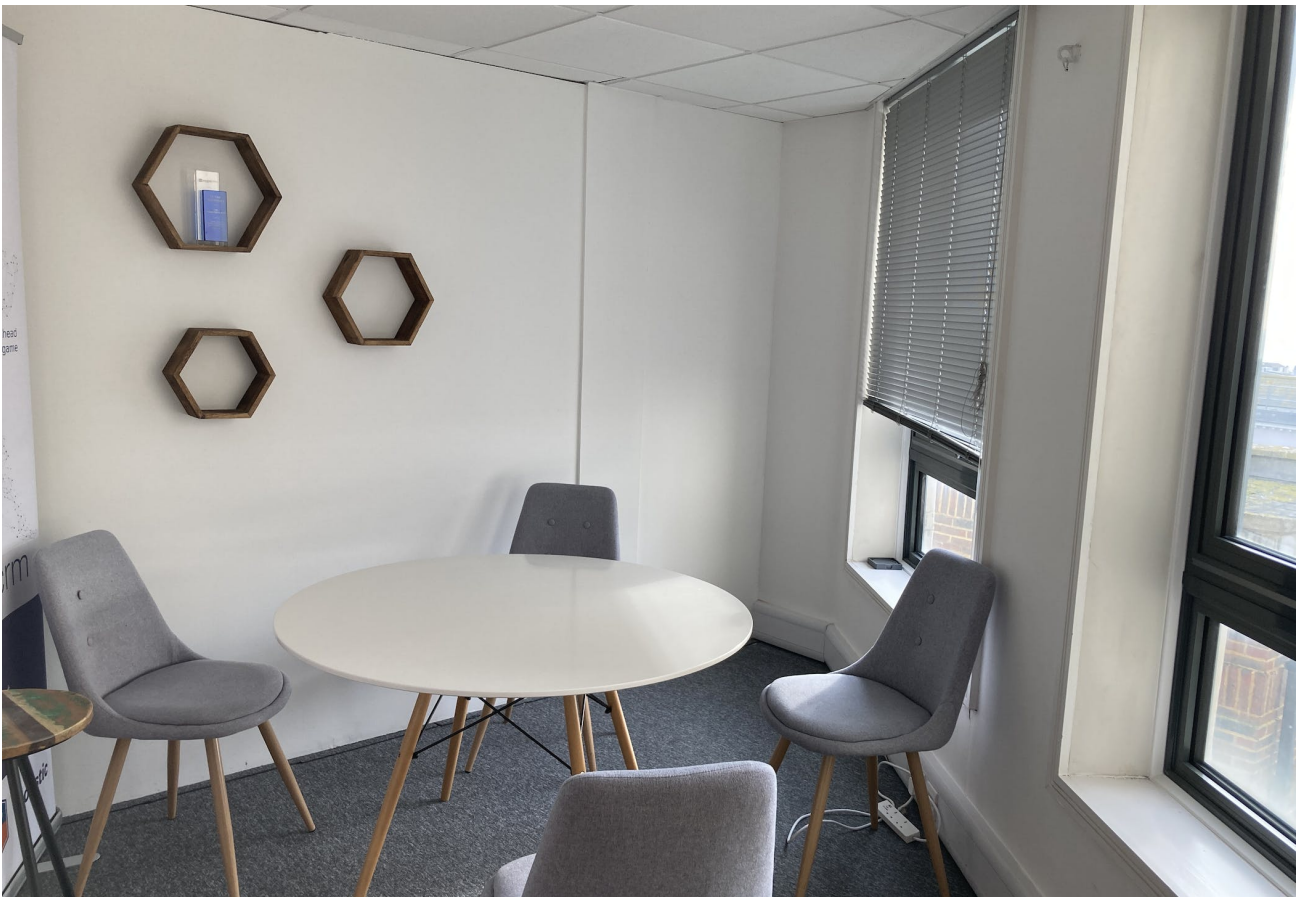


Jack Bree

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jack@eightfold.agency







Energy performance certificate (EPC)

THIRD FLOOR
1-2 Queen Square
BRIGHTON
BN1 3FD

Energy rating

D

Valid until: **25 July 2028**

Certificate number: **0230-4947-0318-3404-8004**

Property type

B1 Offices and Workshop businesses

Total floor area

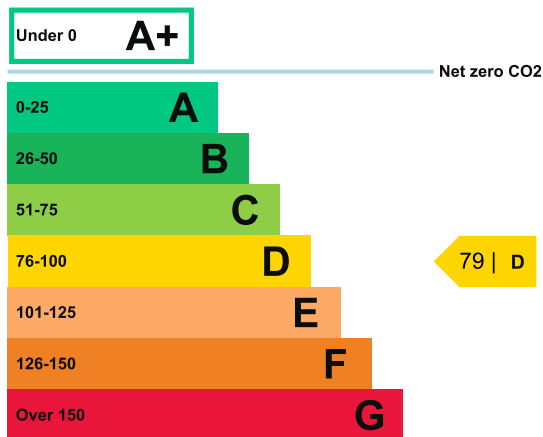
250 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

78 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	51.61
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Primary energy use (kWh/m ² per year)	305
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9430-4003-0481-0804-4725\)](/energy-certificate/9430-4003-0481-0804-4725).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Chris Proctor
Telephone	07983 342340
Email	seaquinn4817@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/010486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Easy EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 July 2018
Date of certificate	26 July 2018
