



SHW

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SHW.CO.UK

TO LET

OFFICE – 1,660 SQ FT (154.21 SQ M)

First Floor 96/97 Queens Road, Brighton, East Sussex, BN1 3XF

LOCATION

The premises are situated on the East side of Queens Road, approximately 200 yards south of Brighton Mainline Railway Station (London Victoria 49 minutes).

There are excellent shopping facilities within a few minutes walk which include the famous North Laine and Churchill Square Shopping Centre.

DESCRIPTION

This modern office building benefits from energy efficient air conditioning and ventilation system servicing all the office areas. The available space is situated on the first floor of the six storey building.

Internally, the suite is undergoing refurbishment works to include re-decoration, LED lights, new carpets and kitchen/breakout area.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
First Floor	1,660	154.21
TOTAL	1,660	154.21

AMENITIES / OPPORTUNITY

- Open plan office
- Air conditioning
- Kitchen/ Breakout area
- 1 car parking space
- Passenger lift
- Suspended ceiling with recessed lighting

RENT

£45,000 per annum exclusive.

RATES

To be re-assessed.

LEGAL COSTS

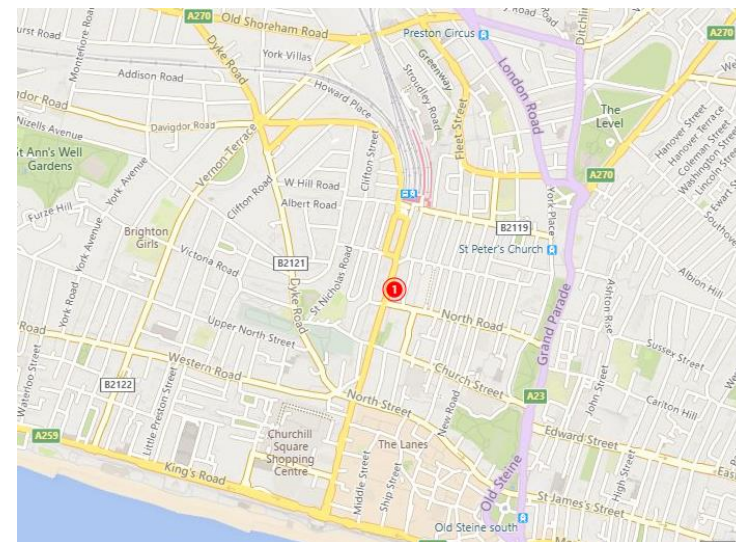
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of B.

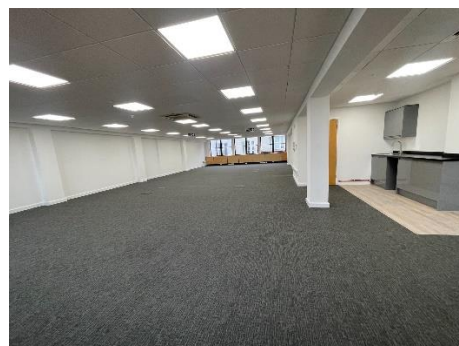
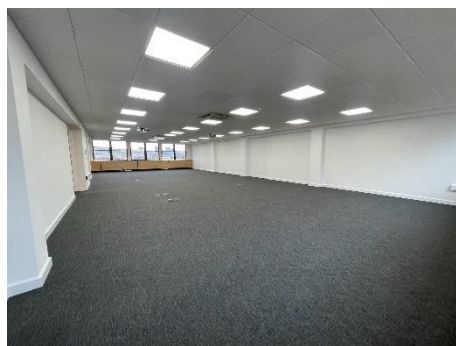
SERVICE CHARGE

A service charge is in place covering the cost of cleaning, heating, lighting and maintaining the common parts. Full details are available on request.



VAT

VAT will be chargeable on the terms quoted.



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