

COMMERCIAL BUILDING TO LET



20 QUEENS ROAD

BRIGHTON BN1 3XA



01273 321 123

GSP.UK.COM

Location

Situated in a vibrant city centre location, within a five minute walk to Brighton station and public transport hub. Churchill Square, the seafront, the North Laine and bus services to all parts of the wider conurbation are conveniently accessible.

Accommodation

A unique opportunity to occupy this prominently positioned building which would suit a variety of commercial users. The accommodation comprises ground, lower ground, first and second floor accommodation configured into multiple rooms. WC facilities can be found on the ground and first floor with a kitchen located on the first floor.

Ground Floor	682 ft ²	63.44 m ²
First Floor	991 ft ²	92.11 m ²
Second Floor	275 ft ²	25.59 m ²
Lower Ground Floor	357 ft ²	31.88 m ²
Total Accommodation	2,305 ft²	214.32 m²

Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rental of £32,500 per annum exclusive, subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Rateable Value £56,500

EPC Rating C 72

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER LLP**



INCORPORATING
Clifford Dann

01273 321123
www.gsp.uk.com



services not tested
all measurements are approximate

Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.





INCORPORATING
Clifford Dann

01273 321123
 www.gsp.uk.com



Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.