

FUNKY BRIGHTON OFFICE ACCOMMODTION

603 ft² / 56 m²

TO LET



10 QUEENS PLACE

BRIGHTON BN1 4JY



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated just off London Road and Ditchling Road, two of the main roads leading into and out of central Brighton. Brighton seafront and Brighton station are both a short walk away and local shops and cafés include ALDI, McDonalds, Costa, Starbucks, Pure Gym and Hobgoblin Public House.

Accommodation

A chance to occupy this recently refurbished self-contained office space over ground and lower ground floors. Open plan configuration with stairs leading to the lower ground floor with separate meeting room, kitchenette and WC.

- ♦ solid wood flooring throughout ♦ spot & track lighting ♦ electric heating ♦
- ♦ sash windows ♦ cat 5 cabling throughout ♦ fire, smoke and intruder alarm systems ♦

| | | |
|---------------------------|---------------------------|---------------------------|
| Ground floor | 290 ft ² | 26.9 m ² |
| Lower ground floor | 313 ft ² | 29.0 m ² |
| Total Floor Area | 603 ft² | 56.0 m² |

Terms

A new lease is available for a term to be negotiated at a commencing rent of £18,000 per annum, exclusive. The property may be elected for VAT. Each party is to be responsible for their own legal fees

Rateable Value £6,200

EPC D 88

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



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amenities and services not tested
measurements are approximate

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