

ATTRACTIVE CITY CENTRE OFFICE SUITES

511 - 3,413 ft² / 47.5 - 317.1 m²

TO LET



12 QUEENS SQUARE

BRIGHTON BN1 3FD



GSP.UK.COM

**GRAVES
SON &
PILCHER**

01273 321 123

INCORPORATING

CD Clifford Dann

Location

Situated at the top of Queen Square, adjoining the new Apart Hotel. The Western Road/Churchill Square Shopping Centre is a few yards walking distance, and the mainline railway station is less than half a mile away.

Accommodation

The offices are offered as individual suites or as a whole.

			Rental pa ex
Lower ground floor	511 ft ²	47.5 m ²	£4,900
Ground Floor	796 ft ²	74.0 m ²	£12,900
First Floor North	1,221 ft ²	113.4 m ²	£19,900
First Floor South	885 ft ²	82.2 m ²	£15,000
Total	3,413 ft²	317.1 m²	£49,000

Terms

Length of lease to be agreed. The tenant(s) will be responsible for the internal repair and decoration of the offices and for reimbursing their proportion of the cost of maintaining the outside of the building and common areas.

Rateable Value £37,000 for the building. If split the rateable value would be reassessed.

EPC Rating C

Viewing by strict appointment with **Graves Son & Pilcher LLP**

All measurements are approximate

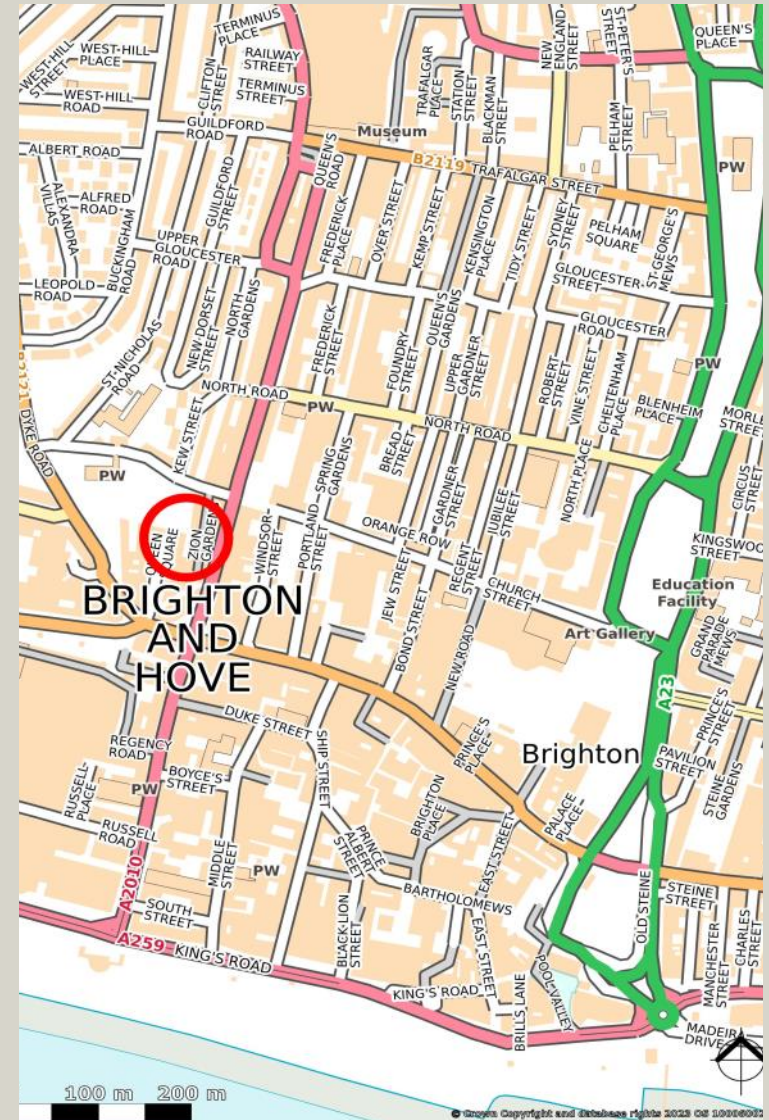


INCORPORATING
Clifford Dann

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.



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.