

# IMPERIAL HOUSE

40-42 QUEENS ROAD

## Refurbished open-plan work space in the heart of Brighton City Centre.




# A period façade.

## Imperial House is an attractive building with open plan office suites available from 1,954 to 6,115 sq ft.

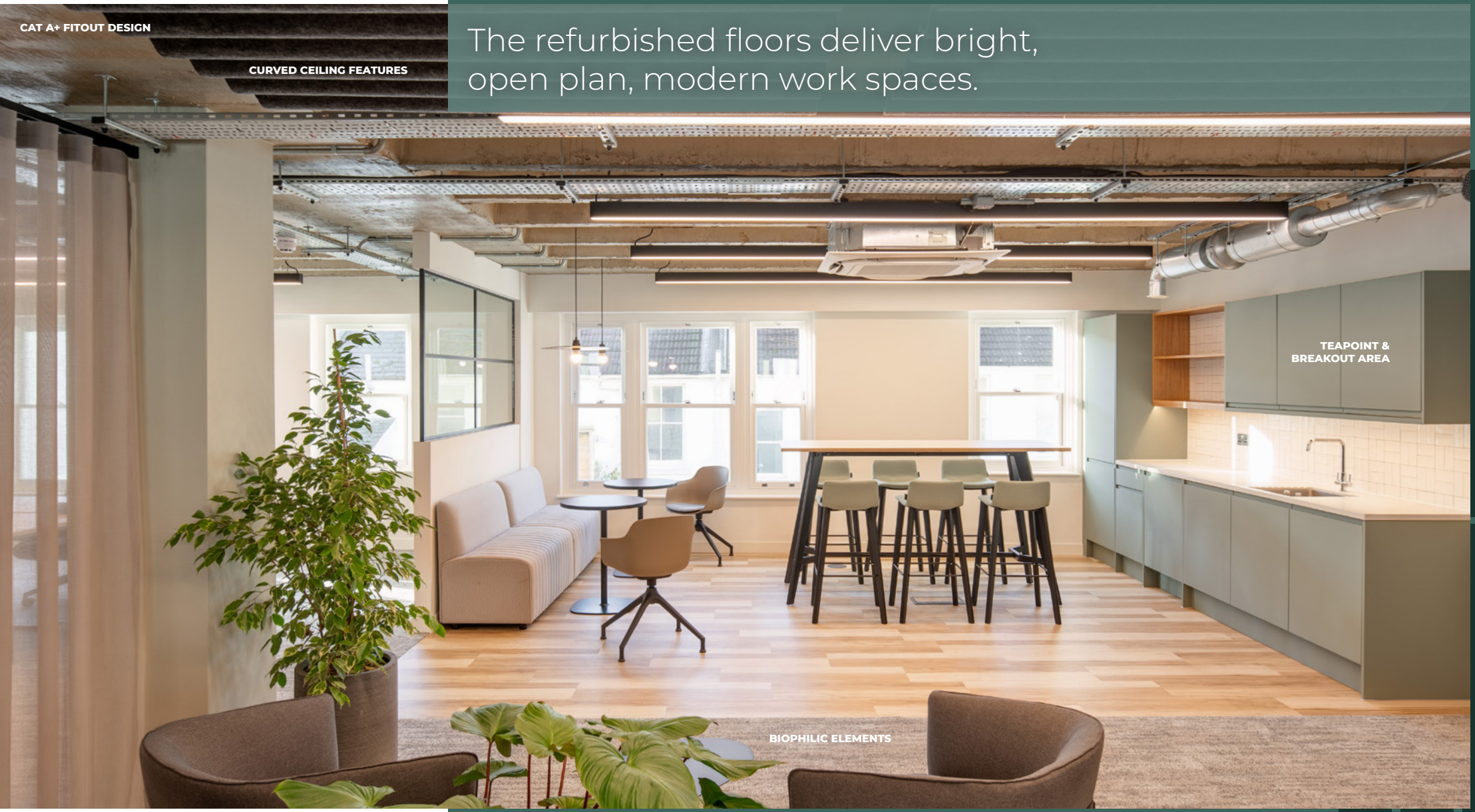
Arranged over six floors, Imperial House is home to BBC Radio Sussex on the first, ground and lower ground floors with its own reception/entrance to Queens Road.

The three upper floors have undergone an extensive refurbishment and provide both CAT A and CAT A+ quality office environments.

BBC RADIO SUSSEX

# Fit for the future

The refurbished floors deliver bright, open plan, modern work spaces.



The independent entrance off Queens Road leads to a guest lobby, with passenger lift and stairwell access to all floors.

# A warm welcome







Curved upholstered seating, reflective materials, planting and dynamic lighting make an inspiring entrance for guests.

# Accommodating




## The space provides layout options to create a unique working environment.

**The second floor provides:**

- 1 Reception & Waiting Area
- 1 6 Person Meeting Room
- 1 Teapoint & Breakout
- 18 Workstations
- 16 Agile Working Positions

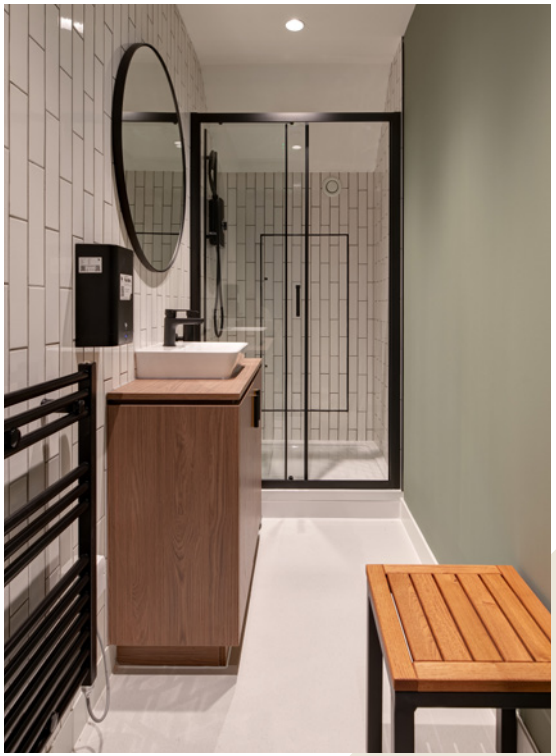
| SCHEDULE OF AREAS | SQ FT | SQ M |
|---|---|---|
| Fourth Floor | **1,954** | 181.5 |
| Third Floor | **2,066** | 191.9 |
| Second Floor | **2,095** | 194.6 |
| First Floor | Let to **BBC** | |
| Ground Floor | Let to **BBC** | |
| Lower Ground Floor | Let to **BBC** | |
| **Total** | **6,115** | 568.2 |





**2,095 sq ft**

Additional features include high-specification WCs and shower facilities.





Parking for 6 vehicles is available in a separate car park situated 100 metres from Imperial House.



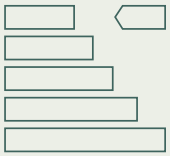


The landscaped terrace with seating also has a secure, covered bike store.

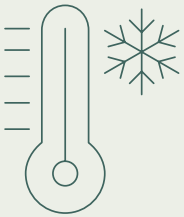
## A relaxing outdoor space to retreat to, throughout the day.



# Summary specification



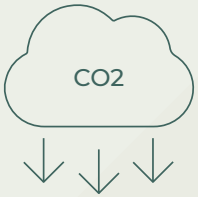
EPC A



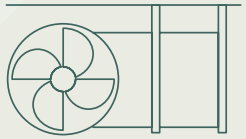
AC SYSTEM



LG7
LIGHTING




FULLY ELECTRIC
OFFICES



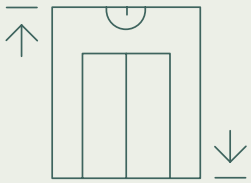
EXPOSED
SERVICES



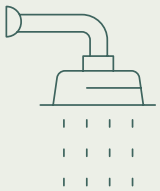
RAISED
ACCESS FLOORS



WIFI ENABLED



PASSENGER LIFT



SHOWERS



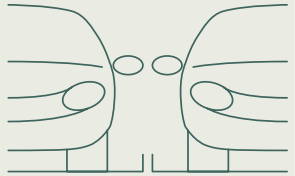
CHANGING CUBICLES
& LOCKERS



COMMUNAL
OUTDOOR SPACE



BIKE STORE
& E-BIKE
CHARGERS



CAR PARKING



CAT A
& CAT A+ OPTIONS

# Brighton. A prime position.




Situated on the south coast of England, Brighton is a vibrant and eclectic city and is one of the most attractive office locations outside of Central London.

Imperial House lies in the heart of Brighton City Centre, prominently situated on Queens Road, Brighton Mainline Railway Station is well-connected to the national railway network, with direct services to London Victoria and London Blackfriars stations.

A highly desirable commuter destination, the fastest journey time to Central London is only 54 minutes.

Brighton has excellent communication links to London via the A23/M23 and to the city of Portsmouth via the A27.

# Besides the sea







From relaxed seafront lunches to after-work drinks, coffees-to-go, designer shopping and bustling boutiques, there's always something new to discover.






The vibrant North Laine quarter is less than a 5 minute walk, home to over 400 retail outlets comprising independent fashion boutiques, nightclubs and cafés and renowned for its unique street art and cosmopolitan heritage.








## TERMS

The suites are available to lease by way of new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

## RENTAL

From £37.50 psf.

## BUSINESS RATES:

Interested parties are advised to make their own enquiries directly with the Valuation Office Agency (www.voa.gov.uk).

## VAT

We understand the building is elected for VAT and therefore VAT is payable on all prices.

## ENERGY PERFORMANCE CERTIFICATE

EPC A

## LEGAL FEES

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

## VIEWING

For an appointment, please contact the joint agents:


**Emma Ormiston**
01273 876203
eormiston@shw.co.uk

**Martin Clark**
01273 876216
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