TO LET

Premium city centre office suite with private underground parking

100-101 **QUEENS RD**

BRIGHTON, BN1 3XE

From 605 - 1,617 Sq Ft
56 - 150 Sq M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



100-101 QUEENS RD
BRIGHTON, BN1 3XE

PERIMETER TRUNKING | PASSENGER LIFT | OPEN PLAN FLOOR PLATE | 1 CAR PARKING SPACE PER FLOOR | BICYCLE PARKING | AIR CONDITIONING & VENTILATION SYSTEM | SUSPENDED CEILING | ACCESS CONTROL SYSTEM | KITCHEN BREAKOUT AREAS | LED LIGHTING | SHOWER FACILITIES

PROPERTY DETAILS

The accommodation provides high-quality, contemporary open-plan office space, presented in CAT A condition ready for an incoming occupier to undertake their own bespoke fit-out. The landlord is also willing to consider providing the suite fully fitted, with a tailored furniture package to suit the incoming occupier's requirements, subject to agreement of terms.

The building has recently undergone a comprehensive refurbishment and benefits from a range of amenities, including modern shower facilities, secure cycle storage and an undercroft car park at basement level, offering allocated parking spaces for occupiers.

SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq M
SECOND	1,617	150
BASEMENT (STORE)	605	56
TOTAL	2,222	206



Second floor

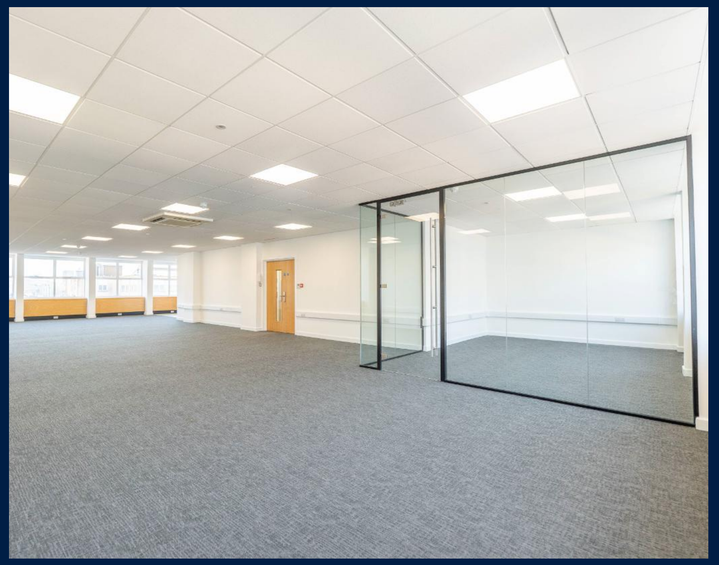
Furniture not included but landlord will consider providing subject to wider terms. Floor plan not to scale, for indicative purposes only.

PREMIUM CITY CENTRE OFFICES WITH PRIVATE PARKING | 100-101 QUEENS RD

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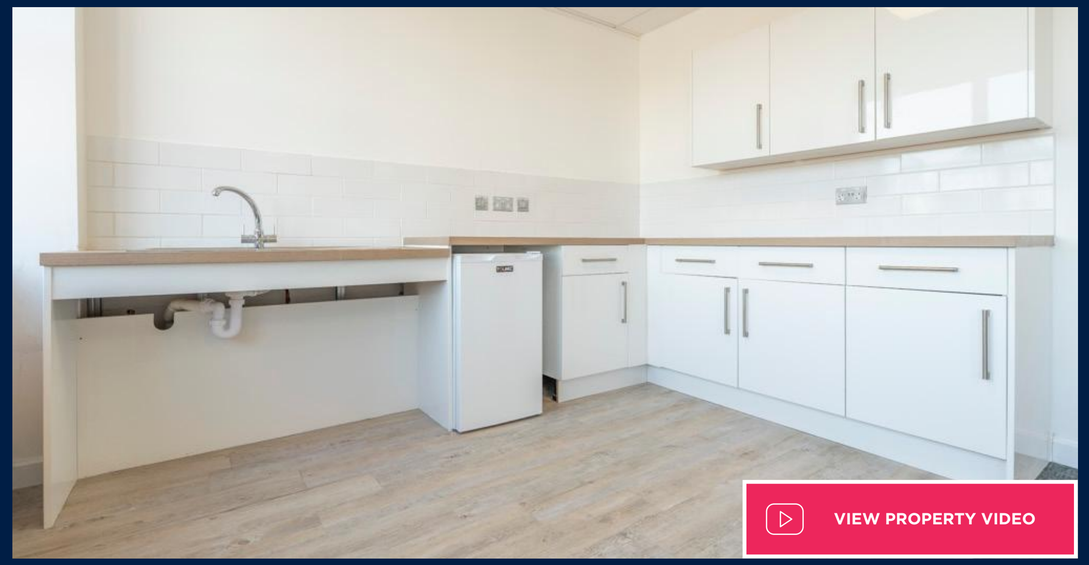












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PROPERTY
LOCATION

100-101 Queens Road occupies a prominent position on Queens Road and is within approximately 150 metres of Brighton's mainline railway station and public transport hub.

There are numerous amenities within walking distance, including coffee shops, restaurants, shopping, entertainment, hotels and car parks.

Churchill Square, the seafront, the North Laine and extensive bus services to all parts of the wider conurbation are conveniently accessible.

Brighton railway station provides fast access to London and Gatwick Airport. Brighton attracts a high proportion of office occupiers in the creative, digital, technology and financial services sectors.



SAT NAV: BN1 3XE
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FURTHER **INFORMATION**

TERMS: The office suite is available with immediate occupation by way of new effective full repairing and insuring lease, with terms to be negotiated and agreed.

RENT:
Basement Store –
£10.08 per Sq Ft | £6,100 Per Annum exclusive

2nd Floor -
£25.00 per Sq Ft | £40,425 Per Annum exclusive

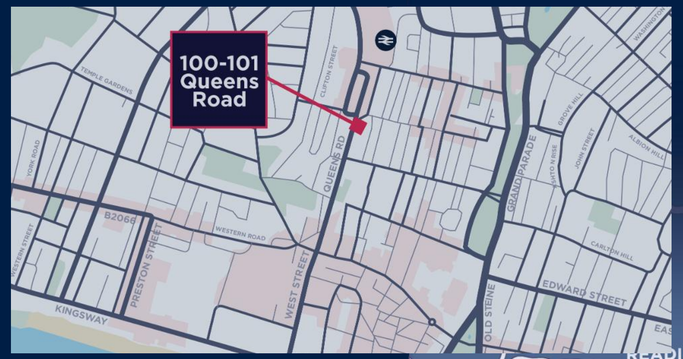
VAT: VAT will be chargeable on the terms quoted

SERVICE CHARGE: Further details available upon request

RATEABLE VALUE:
Basement Store - £7,800
2nd Floor - £29,000

LEGAL COSTS: Each party is to be responsible for their own legal fees

EPC: B



BY TRAIN	MINS
GATWICK AIRPORT	24
LONDON VICTORIA	56
LONDON BRIDGE	63

CONNECTIONS	MILES
A27	3
EASTBOURNE	23
GATWICK AIRPORT	28
LONDON (M25)	34
PORTSMOUTH DOCKS	47



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AGENT **DETAILS**

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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

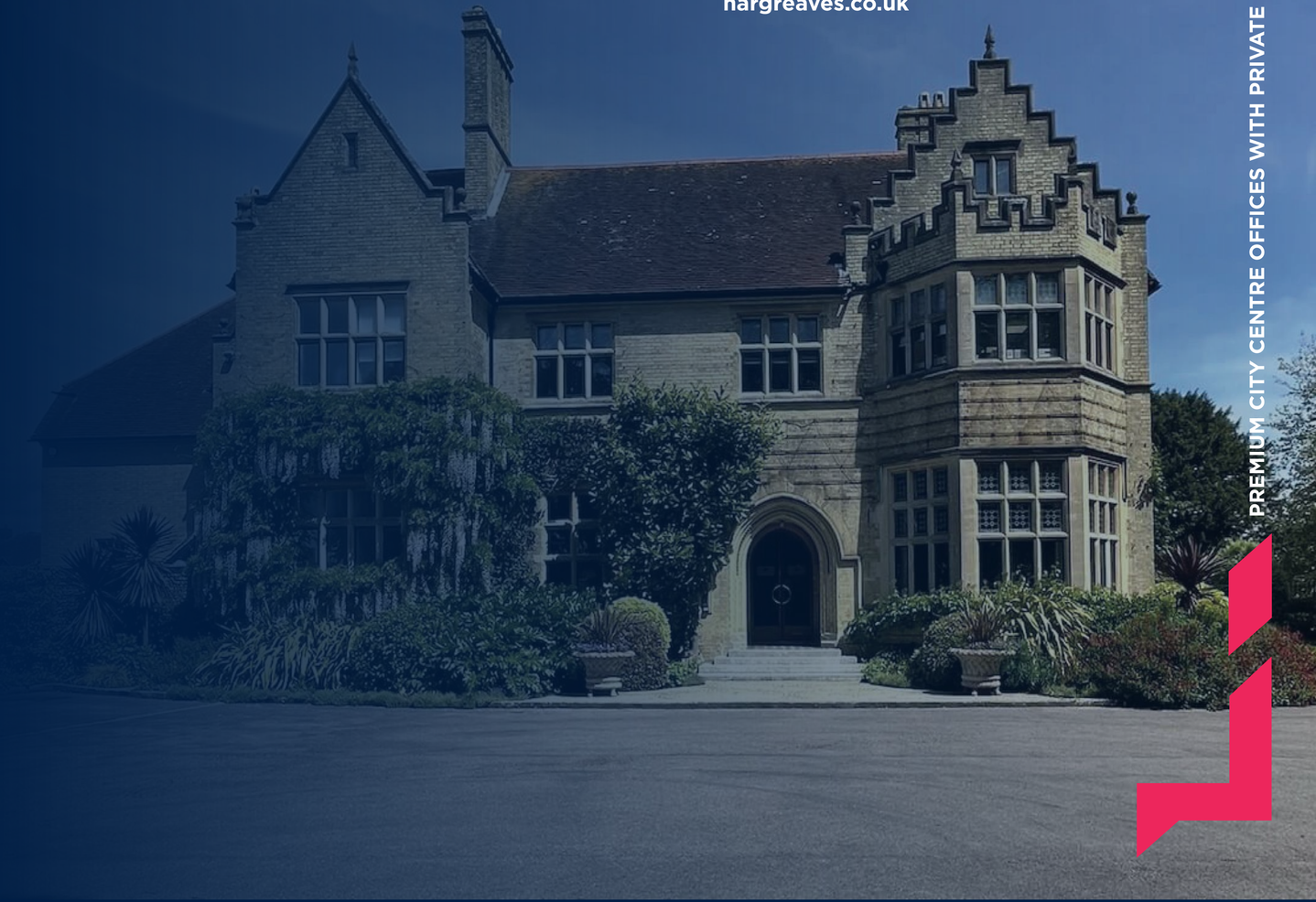
www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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