# TO LET

**Modern office suite adjacent to Brighton railway station with parking**

# 93-94
# QUEENS RD

BRIGHTON, BN1 3XE

**1,868 Sq Ft**
174 Sq M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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

## **PROPERTY** DETAILS

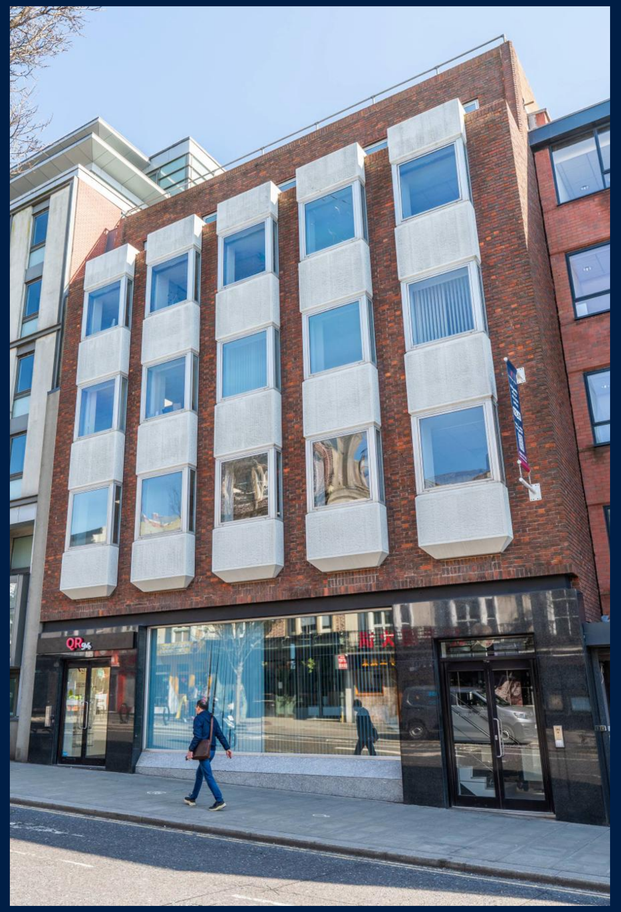
The available office accommodation is on the first floor and extends to 1,868 sq ft. The space comprises modern, high quality open plan offices in CAT A condition ready for an ingoing occupier to carry out their fit out.

The landlord will consider delivering a fitted suite and providing furniture packages.

At basement level, there is a secure underground car park, with 1 car parking space being allocated to the first floor. There is also cycle storage.

**SCHEDULE OF ACCOMMODATION**

| | Sq Ft | Sq M |
|---|---|---|
| FIRST | 1,868 | 174 |
| TOTAL | 1,868 | 174 |



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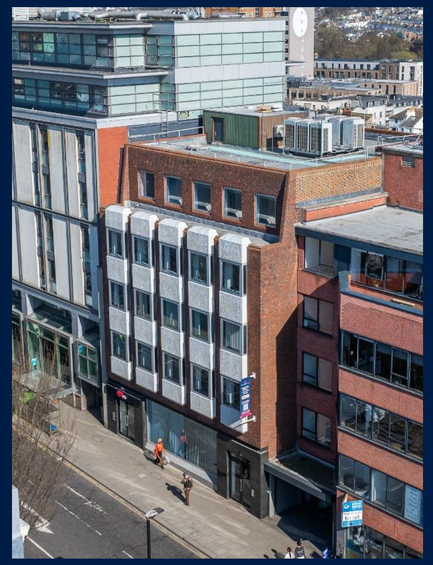

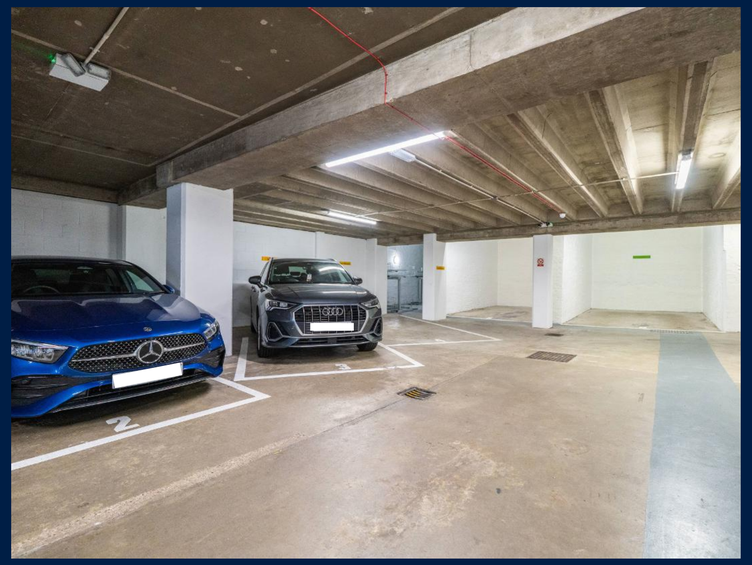

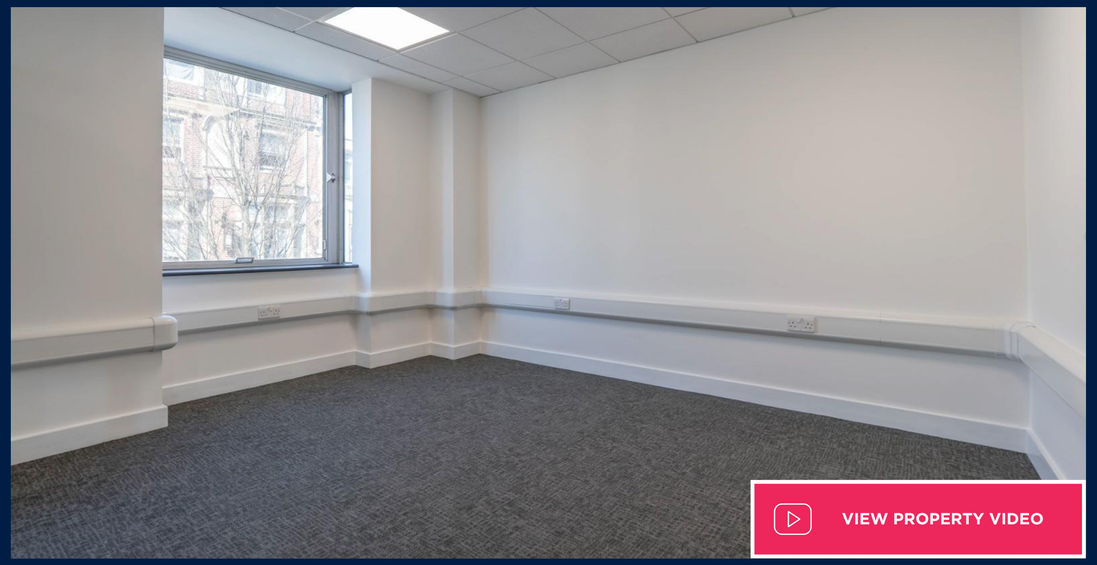

VIEW PROPERTY VIDEO

HIGH-QUALITY FITTED OFFICES TO LET | 93-94 QUEENS RD

## PROPERTY
## LOCATION

93 – 94 Queens Road occupies a prominent position on Queens Road and is within approximately 140 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**
///danger.metals.filed

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# BRIGHTON, BN1 3XE

## FURTHER **INFORMATION**

**TERMS:** Available by way of a new effective full repairing and insuring lease, with terms to be negotiated and agreed

**RENT:** £25.00 per Sq Ft | £46,700 Per Annum exclusive

**VAT:** VAT will be chargeable on the terms quoted

**SERVICE CHARGE:** Further details available upon request

**RATEABLE VALUE:** £33,750

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

**EPC:** C

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

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

## AGENT **DETAILS**


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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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