



SHW

**MAKING
PROPERTY
WORK**
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Available To Let on an 'All Inclusive' basis

£75,000 per annum inclusive of Rent, Service Charge and Building Insurance

Costs fixed for 5 years. Simple lease ready to sign – ask for a copy

TO LET

OFFICE – 1,905 SQ FT (176.98 SQ M)

Newly Refurbished 2nd Floor Office, 130 Queens Road, Brighton, East Sussex, BN1 3WB

DESCRIPTION

The available space is on the 2nd floor and has recently been completely refitted with new air conditioning, new kitchen, toilet, shower, carpets and light fittings. The entrance is off Queens Road with a lift serving the upper floors.

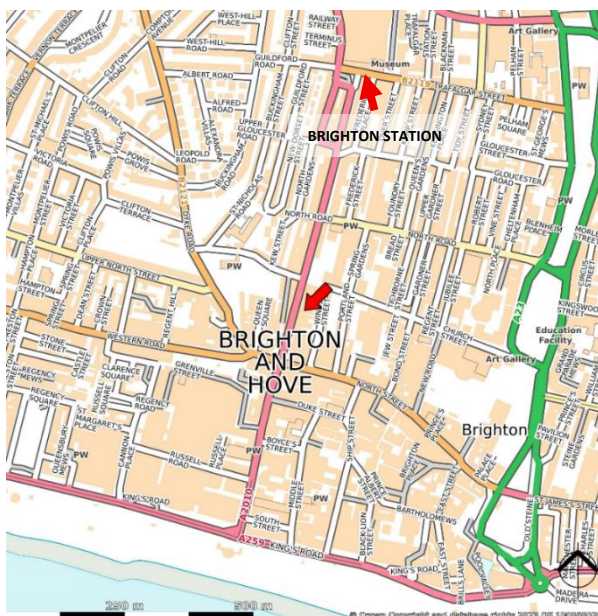
LOCATION

The property is located at the southern end of Queens Road near to the clock tower. Brighton railway station is a 5 minute walk and a number of bus routes stop nearby on North Street.

Churchill Square Shopping Centre, North Laines and Lanes shopping areas are all nearby.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
2 nd Floor Office	1,905	176.98
TOTAL	1,905	176.98



AMENITIES

- Central location
- Good transport links
- Open plan office space
- Cat-A space
- Air conditioning
- Kitchen
- Shower
- Lift
- Secure bike garage parking
- 2 car spaces in secure garage

RENT AND LEASE TERMS

To let on a fully inclusive basis to include rent, service charge and building insurance at £75,000 per annum (£39.37 per sq ft inclusive) – Fixed for 5 years.

A short lease is available making it a simpler process to take occupation.

RATES

The rateable value is to be reassessed

VAT

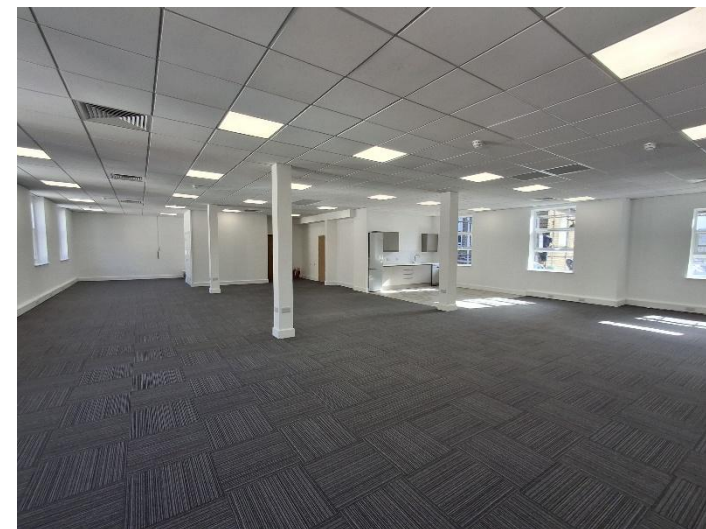
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

B



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