TO LET

NEWLY REFURBISHED

96-99
QUEENS RD

BRIGHTON, BN1 3XE

From 1,660 - 11,455 Sq Ft
154 - 1,064 Sq M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk

96-99 QUEENS RD
BRIGHTON, BN1 3XE

PROPERTY DETAILS

Prime office and retail space available close to Brighton railway station, offering an excellent opportunity to secure high-quality accommodation in one of the city's most sought-after business locations.

Presented in CAT A condition, the office space provides a bright and contemporary working environment, allowing an incoming occupier to design and fit out the accommodation to their own specification. The landlord can also offer a fully fitted solution and furniture packages, providing flexibility for businesses seeking a turnkey workspace. The ground and lower ground floors offer strong potential for retail use, creating an excellent opportunity for a wide range of occupiers seeking well-located commercial premises.

Brighton remains one of the South Coast's most dynamic commercial centres, particularly popular with occupiers in the creative, digital, technology and financial services sectors.

SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq M
FOUR	3,220	299
THIRD	3,320	308
FIRST	1,660	154
GROUND & LOWER GROUND	3,255	302
TOTAL	11,455	1,064

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

HIGH QUALITY FITTED OFFICES WITH SECURE CAR PARKING | 96-99 QUEENS RD

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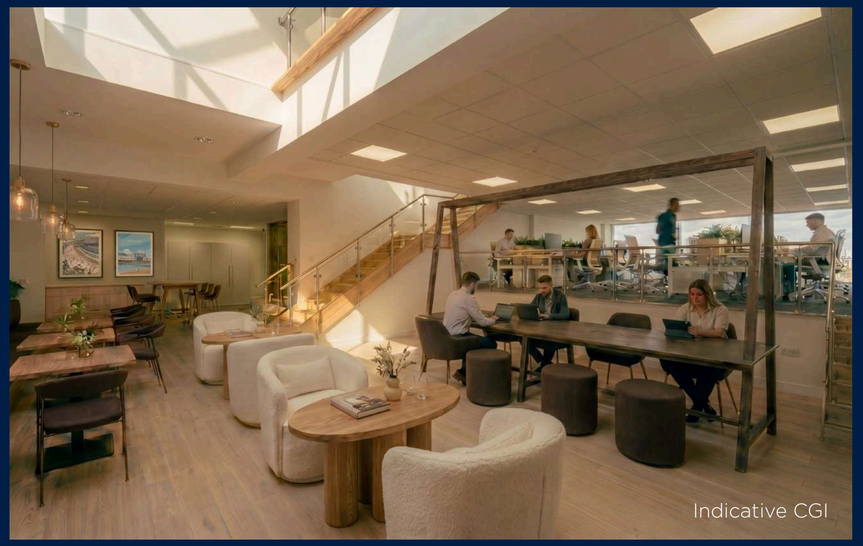
PROPOSED FIT OUT
GROUND & LOWER GROUND FLOOR

The space plans and CGI images below offer a visual representation of how the commercial office space could be designed, providing a glimpse into the potential layout and atmosphere. This is just one of the many possibilities available to tailor the space to suit your business needs. Whether you're looking to create an inspiring office environment or explore retail opportunities, the flexible design of the space can be adapted to meet your requirements.

GROUND FLOOR	
DESKS (1400 X800)	12
LOUNGE/ COLLAB SEATS	11
OFFICES	0
MEETING ROOMS	1
PHONE ROOMS	0
TEAPOINT	1
PRINT	0
COATS	1
COMMS	0
RECEPTION	1

LOWER GROUND FLOOR	
DESKS (1400 X800)	20
LOUNGE/ COLLAB SEATS	34
OFFICES	1
MEETING ROOMS	1
PHONE ROOMS	1
TEAPOINT	1
PRINT	1
COATS	1
COMMS	1
RECEPTION	1


Indicative CGI

Indicative CGI

3,255 Sq Ft
302 Sq M

LOWER GROUND FLOOR

GROUND FLOOR

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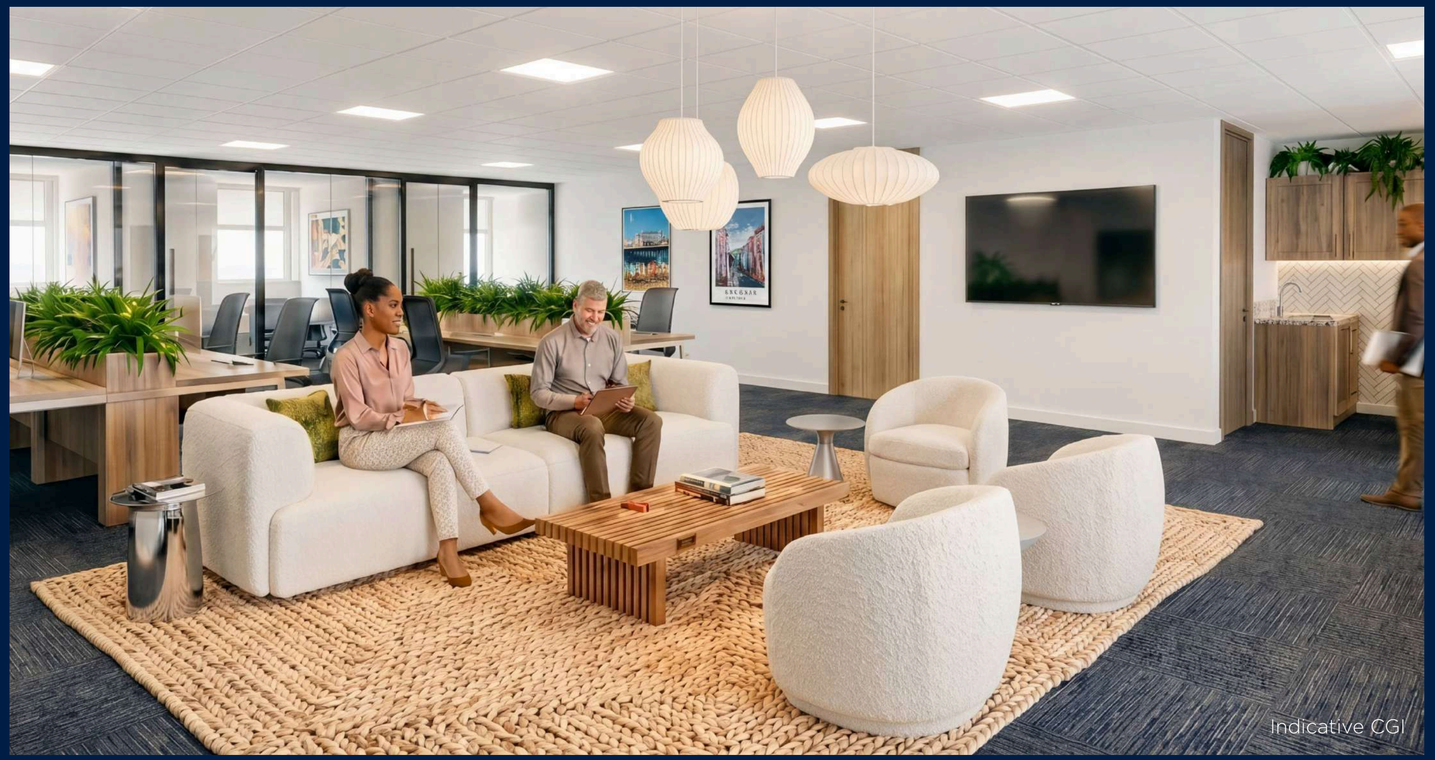
PROPOSED FIT OUT
THIRD FLOOR

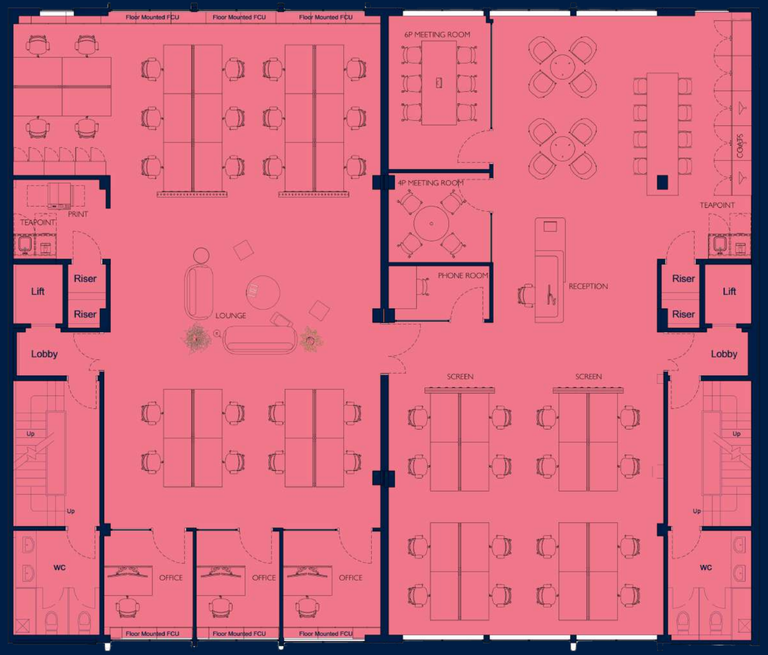
Additional space plan and a CGI rendering to provide a visual representation of how the 3rd floor office suite could be designed. The plans and visuals are for indicative purposes only. The suite features an open-plan layout and is ready for immediate tenant fit-out.



3,320 Sq Ft
308 Sq M

THIRD FLOOR

DESKS (1400 X800)	42
LOUNGE/ COLLAB SEATS	20
OFFICES	3
MEETING ROOMS	2
PHONE ROOMS	0
TEAPOINT	2
PRINT	1
COATS	1
COMMS	1
RECEPTION	1



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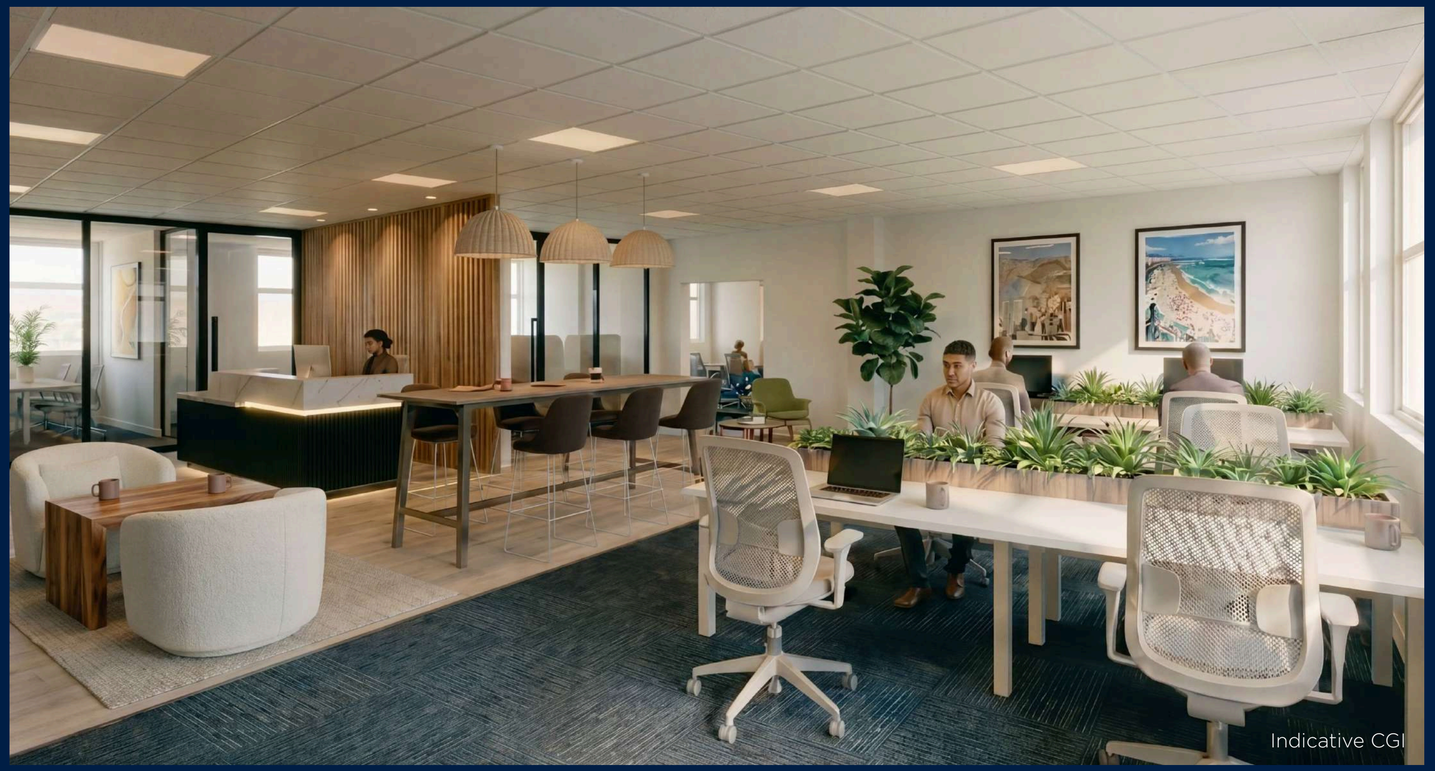
96-99 QUEENS RD
BRIGHTON, BN1 3XE

PROPOSED FIT OUT
FOURTH FLOOR

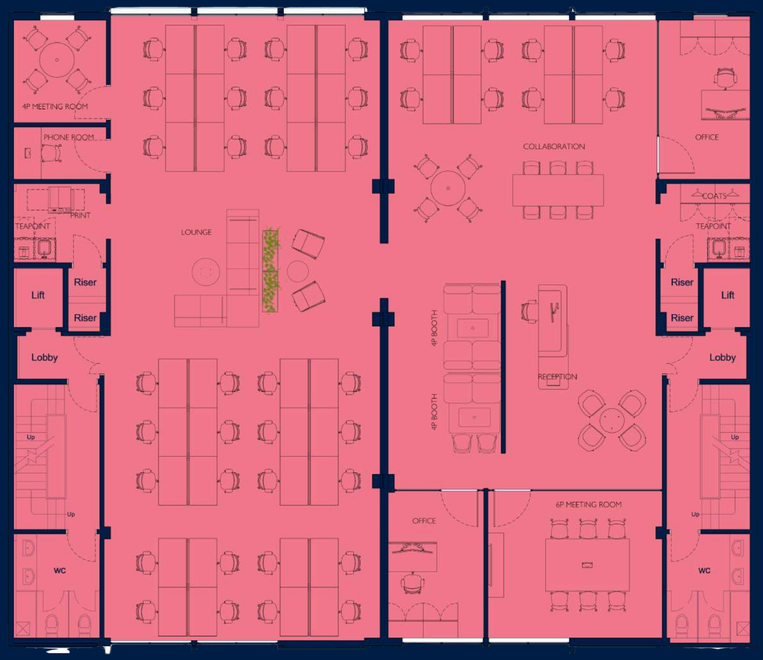
Additional space plan and a CGI rendering to provide a visual representation of how the 4th floor office suite could be designed. Please note, these plans and visuals are for illustrative purposes only. The suite boasts an open-plan layout and is primed for immediate tenant fit-out, ready to be transformed into your ideal workspace.



3,220 Sq Ft
299 Sq M

FOURTH FLOOR

DESKS (1400 X800)	40
LOUNGE/ COLLAB SEATS	29
OFFICES	2
MEETING ROOMS	2
PHONE ROOMS	1
TEAPOINT	2
PRINT	1
COATS	1
COMMS	1
RECEPTION	1



HIGH QUALITY FITTED OFFICES WITH SECURE CAR PARKING | 96-99 QUEENS RD

PROPERTY
LOCATION

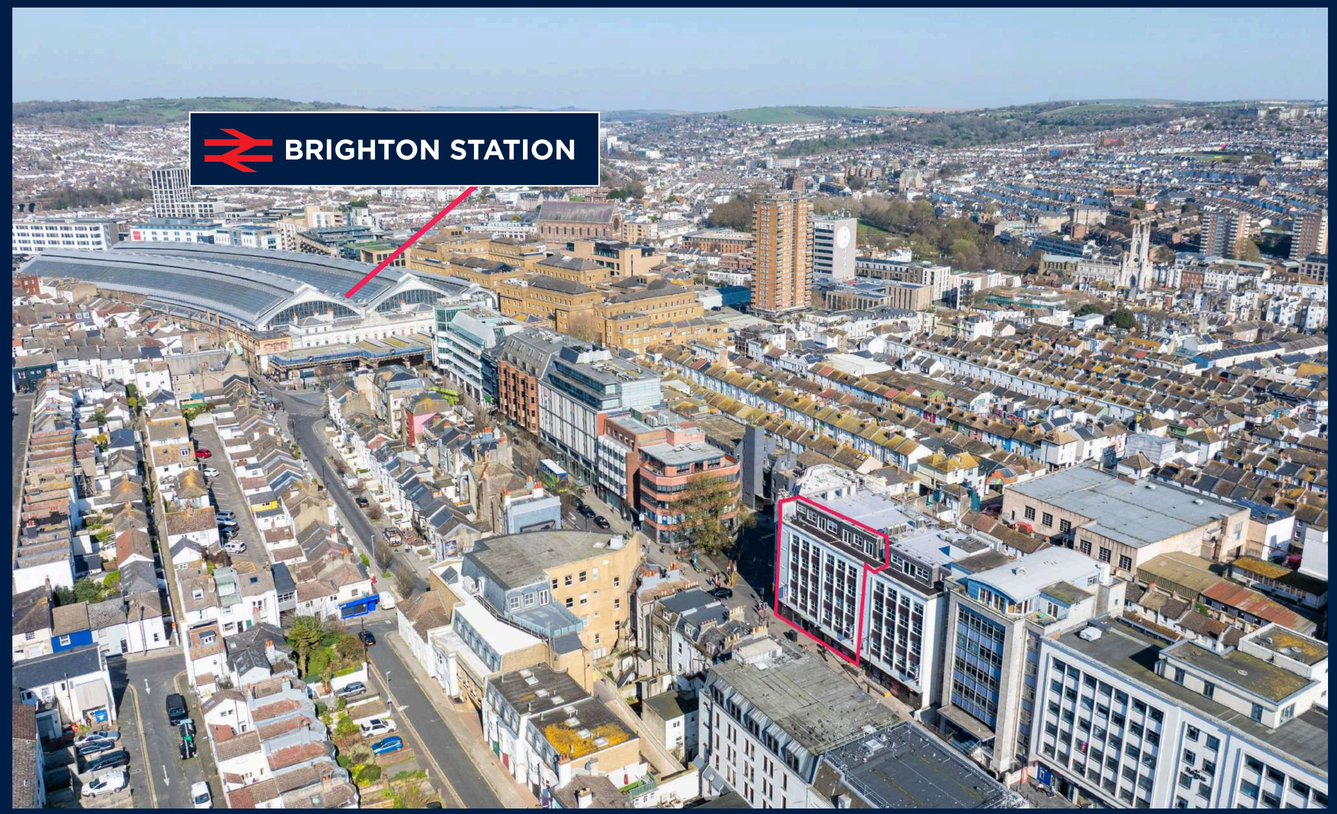
96–99 Queens Road occupies a highly prominent position on Queens Road in the heart of Brighton city centre, approximately 150 metres from Brighton's mainline railway station and principal public transport hub.

Brighton railway station offers fast and frequent services to London and Gatwick Airport. The city continues to attract a strong concentration of office occupiers, particularly within the creative, digital, technology and financial services sectors.

A wide range of amenities are within easy walking distance, including cafés, restaurants, retail outlets, leisure facilities, hotels and car parks. Churchill Square shopping centre, the seafront, the North Laine and extensive bus services connecting to the wider conurbation are all readily accessible.

The property presents an excellent opportunity for a variety of occupiers seeking well-located commercial premises. It benefits from high levels of pedestrian footfall and passing vehicular traffic, being positioned on a key route linking Brighton railway station with Churchill Square.

SAT NAV: BN1 3XE
///windy.across.modes



FURTHER **INFORMATION**

TERMS: The offices are available by way of new effective full repairing and insuring leases, with terms to be negotiated and agreed.

RENT:
LGF/GF (retail or office) - £21.51 per sq ft
£70,000 Per Annum exclusive

1F - £27.11 per Sq Ft
£45,000 Per Annum exclusive

3F - £25.00 per Sq Ft
83,000 Per Annum exclusive

4F - £25.00 per Sq Ft
£80,500 Per Annum exclusive

VAT: VAT will be chargeable on the terms quoted.

SERVICE CHARGE: Further details available upon request.

RATEABLE VALUE: Please visit the Valuation Office Agency (VOA) website for further information.

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

EPC: B

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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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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