TO LET

Premium office suites with private terraces and parking in Brighton city centre

QRQ

QUEENS ROAD QUADRANT
QUEENS ROAD
BRIGHTON, BN1 3XJ

From 2,280 – 18,808 Sq Ft
212 – 1,747 Sq M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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PROPERTY
DETAILS

All floors have been extensively refurbished to provide light and modern office space. The 2nd & 4th floors benefit from a private outdoor terrace with views across the city.

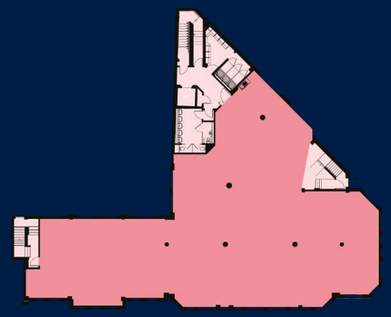
Each suite provides high quality open plan offices in CAT A condition ready for an ingoing occupier to carry out their fit out.

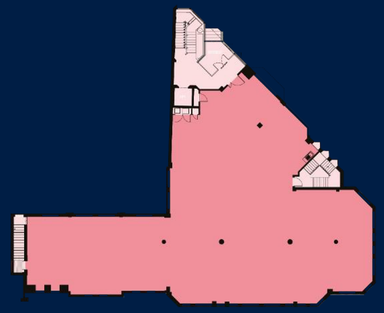
At basement level, there is an under croft car park providing allocated car parking spaces for the occupiers. The property benefits from showers and secure cycle storage.

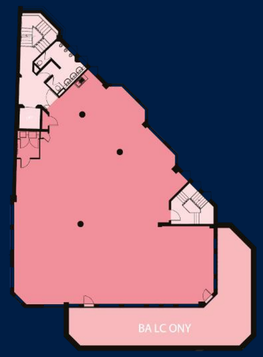
SCHEDULE OF ACCOMMODATION

Floor	Sq Ft	Sq M
FOURTH + BALCONY	2,280	212
THIRD	2,930	272
SECOND + BALCONY	2,960	275
UPPER GROUND	5,417	503
LOWER GROUND	5,221	485
TOTAL	18,808	1,747

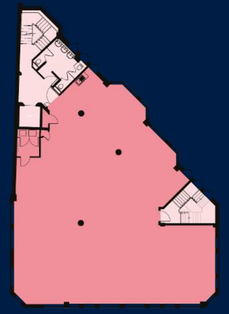
OPEN PLAN FLOORPLATES
CAR PARKING
8 PERSON PASSENGER LIFT
CARPETING
SHOWER FACILITIES
KITCHENETTE AREAS
EV CHARGING
LED LIGHT PANELS
AIR CONDITIONING & VENTILATION SYSTEM
SUSPENDED CEILING
ACCESS CONTROL SYSTEM
BICYCLE PARKING
PRIVATE TERRACES ON SOME FLOORS
RAISED ACCESS FLOORS

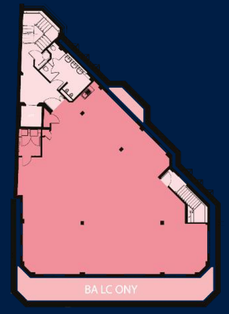

Lower ground floor


Upper ground floor



Second floor


Third floor



Fourth floor

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

HIGH QUALITY FITTED OFFICES WITH SECURE CAR PARKING | QRQ QUEENS ROAD

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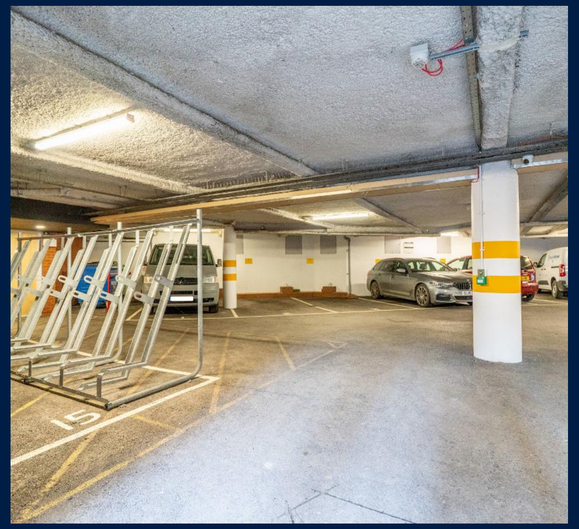

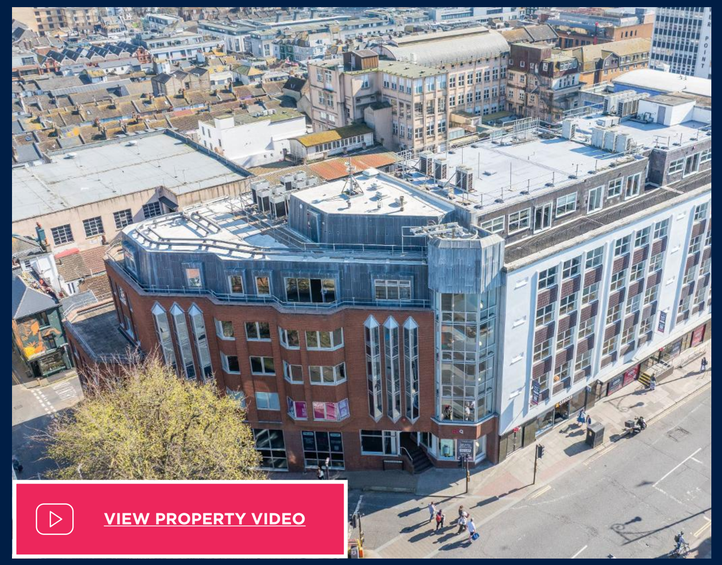

VIEW PROPERTY VIDEO

Indicative Image

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PROPERTY
LOCATION

QRQ occupies a prominent position at the junction of Queens Road and Gloucester 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 3XJ
///caring.occurs.laws

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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 - £25.00 per Sq Ft | £130,525 Per Annum exclusive

Upper GF - £25.00 per Sq Ft | £135,425 Per Annum exclusive

2F - £27.50 per Sq Ft | £81,400 Per Annum exclusive

3F - £27.50 per Sq Ft | £80,575 Per Annum exclusive

4F - £27.50 per Sq Ft | £62,700 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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GRAVES SON & PILCHER
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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

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& DEVELOPMENT

Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS

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