GRAVES SON & PILCHER

To Let

Well presented office accommodation close to Brighton Station

WRAP, 83 Queens Road

Brighton, BN1 3XE

Serviced Office

TO LET

30 sq m

(322.92 sq ft)

- 50% off the first three months rent – terms apply
- Fully serviced
- Air conditioning
- Secure access control available. The building is accessible 24/7 for members.

WRAP, 83 Queens Road, Brighton, BN1 3XE

Summary

Available Size	30 sq m
Rent	£3,000 per month plus VAT
EPC Rating	Upon enquiry

Description

This beautiful private office is located on our 2nd floor, with views of buzzing Queens Road and Brighton Station. This is a stylish and spacious room featuring a bungaroosh wall and an elegant marbled fireplace. Ideal for growing teams of up to 12.

50% off the first three months rent – terms apply.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
The Sunset Studio	322.92	30
Total	**322.92**	**30**

Location

The serviced office building occupies a prominent position situated on the eastern side of this main road into the City Centre from Brighton Station. Nearby occupiers include Café Coho, Ibis Hotel, Julien Plumart and Hobgoblin Music. There is also a range of other quirky independent retailers, cafes, takeaways, and pubs nearby. Brighton Train Station is approximately 200ft away which provides regular services to London and other areas in Sussex.

Terms

£3000 p/m (+ vat) + 1 month deposit*

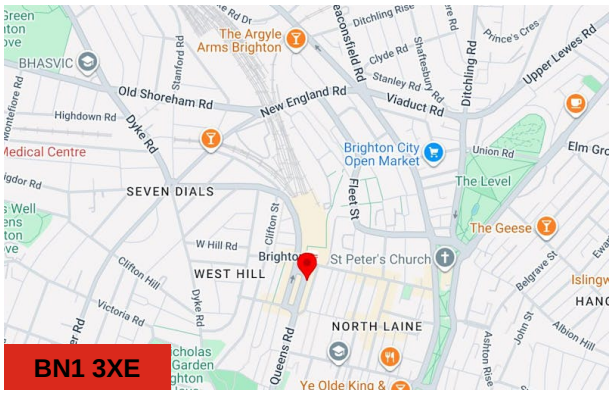
*Rent may be negotiable depending on the number of occupants and length of lease. Discount / rent free available for the right deal.

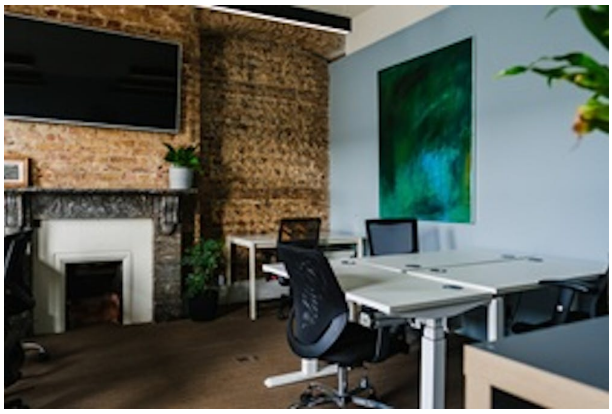
Why you, the business leader, will love it...

* Business rates, cleaning, maintenance, utilities * Business address and post delivery / handling * 20% discount on meeting room & event space hire (meeting room credits negotiable) * All our meeting and event spaces are fully equipped with AV and VC equipment * Very friendly and 'can do' membership team on hand 8am – 5.30pm Monday – Friday, to meet and greet and support in any way they can!

Why your team will love it too...

* As much tea and Trading Post coffee as you can drink – plus complimentary fruit, biscuits, cake on Wednesday's AND members drinks fridge for a spontaneous after work drink! * Monthly members breakfast - pancakes, waffles, pastries, freshly cooked in our members kitchen * Free food such as cake every Wednesday and Soup every Thursday * Pet friendly - water bowl and complementary treats for our furry companions * Free and discounted events at WRAP including networking and training * Discounts at various local business's - including shops and cafes *Priority access to the onsite WRAP Nursery and discounted rates.





Viewing & Further Information

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