



OFFICE / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

GROUND FLOOR

100-101 Queens Road, Brighton, BN1 3XF

DESIRABLE RETAIL UNIT IN CENTRAL BRIGHTON -
TO LET

1,565 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,565 sq ft
Rent	£39,125 per annum exclusive of rates, VAT and all other outgoings
Rates Payable	£13,348.25 per annum
Rateable Value	£26,750
Service Charge	A service charge will be payable in addition to rent. Please ask for further details on amount.
VAT	Applicable
Legal Fees	Each party to bear their own costs. However in the event that either party withdraws from an agreed letting they will be responsible for the other sides legal costs.
EPC Rating	B (39)

Description

An open plan, Ground Floor unit suitable for retail or office within an impressive landmark building in Central Brighton. The space is well suited for a variety of uses, benefiting from a prominent frontage in a high footfall location. Amenities include perimeter trunking, 1 car parking space, LED lighting, air conditioning, suspended ceilings and bike storage.

Location

The building sits on the East side of Queens Road towards the northern end, in close proximity to Brighton Mainline Train Station in this established office location. The city centre is a short walk to the south where The Lanes & Churchill Square are situated with the cosmopolitan North Laine to the east of the property. Nearby occupiers include Sainsbury's, Tesco, Julien Plumart, Greggs & La Choza.

Accommodation

The accommodation comprises the following areas:

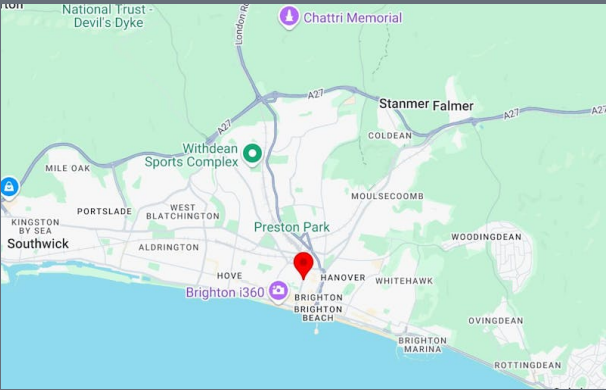
Name	sq ft	sq m
Ground	1,565	145.39
Total	1,565	145.39

Terms

Available on a new lease for a term to be agreed on a lease that will be excluded from sections 24-28 of the Landlord & tenant act 1954. Rent payable will be exclusive of rates, service charge, utilities & subject to VAT.

AML

Tenants will be required to provide the normal anti money laundering documentation.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

James Bryant (SHW)

01273 876252 | 07947 373875
jbryant@shw.co.uk

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/03/2026



Energy performance certificate (EPC)

100-101 Queens Road
BRIGHTON
BN1 3XF

Energy rating

B

Valid until:

21 November 2032

Certificate number:

4059-7195-8648-3139-8720

Property type

Offices and Workshop Businesses

Total floor area

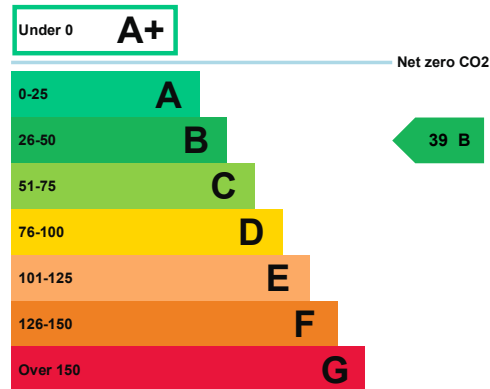
1,190 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 A

If typical of the existing stock

64 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	7.8
Primary energy use (kWh/m ² per year)	79

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5096-3263-2809-2039-4271\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Richard Quantrill
Telephone	07740177672
Email	richard.quantrill@nsc.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008161
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors
Employer address	Bluesky Business Centre, 25 Cecil Pashley Way, Shoreham-by-Sea, BN43 5FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 June 2022
Date of certificate	22 November 2022

Hyperion House, 100-101 Queens Road, Brighton, BN1

