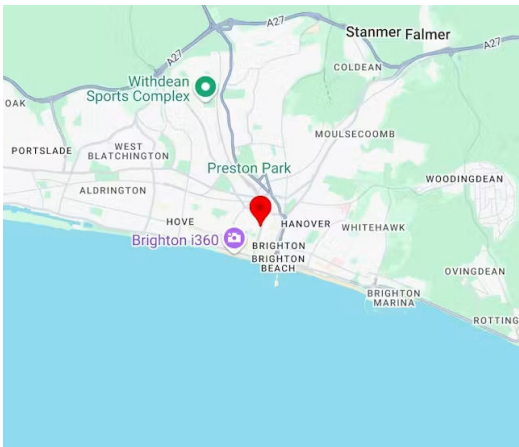


Princes House, 53-54 Queens Road, Brighton, BN1 3XB

Office To Let | £93,000 - £237,000 per annum exclusive of rates, service charge, VAT & all other outgoings. | 3,372 to 8,569 sq ft

OPEN PLAN, 2nd & 3RD FLOOR PREMIUM OFFICE SPACE WITH PARKING CLOSE TO BRIGHTON STATION - TO LET eightfold.agency



Description

Situated on the 3rd floor of this impressive & imposing building the space comprises an extensively refurbished open plan office space providing CAT A space benefitting from kitchen & rooftop balcony. At basement level there is a secure underground car park, with 6 car parking spaces allocated to the third floor which includes 1 disabled. There is also cycle storage. features include raised access flooring, passenger lift, communal WC's LED lighting, Air conditioning & ventilation systems, suspended ceilings & access control system. Please note some images are indicative AI images.

Location

The building sits on the West side of Queens Road, on the junction intersecting Gloucester Road, Surrey Street and Upper Gloucester Road 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

Name	sq ft	sq m	Rent	Rates Payable
3rd	3,372	313.27	£93,000 /annum	£43,290 /annum
2nd	5,197	482.82	£144,000 /annum	£67,710 /annum
Total	8,569	796.09		

Terms

Available on a new lease for a term to be agreed subject to service charge. The lease will be excluded from sections 24-28 of the Landlord & tenant act 1954.

AML

Tenants will be required to provide the normal anti money laundering documents. Where searches are required these will be charged at a cost of £50 plus VAT per person.

Summary

- Rent: £93,000 - £237,000 per annum exclusive of rates, service charge, VAT & all other outgoings.
- 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: C (55)
- Lease: New Lease

Further information

- [View details on our website](#)
- [Watch a video](#)
- [View Microsite](#)

Contact & Viewings



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