

To Let
First & Second Floor office, 18 Queens Road,
Brighton, BN1 3XA



TO LET

Prominent 1st and 2nd floor office suites

A2 or B1 use

Available Immediately

Split Available

Plug and Play Opportunity

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LOCATION:

The first and second floor offices in a prominent location on Queen Street. The property is subject to a high level of passing footfall due to its close proximity to all amenities and Brighton Mainline train station.

DESCRIPTION:

The premises are comprised of first and second floor office suites located off of a central staircase leading from a self-contained ground floor entrance. Each office was extensively refurbished in 2015 to include; new carpet, suspended ceiling, self-contained tea point and Comfort Cooling.

Consideration will be given to the inclusion of all furniture items in situ.

ACCOMMODATION:

1st Floor area NIA: 705sq.ft.

2nd Floor area NIA: 705sq.ft.

LEASE:

The premises are held on a 10year lease from 26th February 2016 expiring on 25th February 2026. The lease is within the Landlord & Tenant Act. The lease also benefits from a Tenant only break opportunity on the 24th December 2020, subject to 6 months prior written notice.

RENT:

The passing rent is £21,000 pa + VAT.

USE:

A2/B1 use

RATES:

We understand from the Local Rating Authority that the current rateable value for each floor is as follows:

1st Floor - £13,000.00

2nd Floor - £10,000.00

LEGAL COSTS:

Each party to bear their own.

EPC

Available upon request.

VIEWING:

Strictly via sole agent:

Daniel Copp

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