

**GROUND FLOOR OFFICES TO LET**  
**FLEXIBLE TERMS**  
**(ALTERNATIVE USES STP)**  
**93-94 QUEENS ROAD BRIGHTON BN1 3XE**

**LOCATION:**

93-94 Queens Road is prominently located in Queens Road, Brighton's principal office location, close to the city centre. Brighton railway station is a few minutes walk (2 mins, 400 ft) providing regular services to London Victoria and London Bridge. The property also offers excellent access with the famous Lanes, the North Laine, Churchill Square Shopping Centre and the Seafront all nearby.

**DESCRIPTION:**

Modern self-contained offices located on the ground & lower ground floors of this purpose built office building. The offices benefits from energy efficient air conditioning, perimeter trunking, lift and video entry security system. There are two basement private allocated car spaces. NCP car-parking is available in Church Street (0.3 miles, 6 mins walk).

**ACCOMMODATION:**

The accommodation has the following approximate dimensions and areas:

	<b>IMPERIAL</b>	<b>METRIC</b>
Ground & Lower Ground Floors	3,013 sq ft	280 sq m

**LEASE:**

An assignment of the effective full repairing and insuring Lease for a term expiring 28th September 2027. There is a rent review on 29th September 2022 and a tenant only break option on 27th September 2022.

Alternatively a short term sub-lease until September 2022.

**RENT:**

£63,250 per annum exclusive of rates, VAT and all other outgoings.

**VAT:**

We are informed that VAT is chargeable on the rental outgoings.



**RATES:**

Rateable Value: £39,000 UBR 49.9p (April 2021/22).

**LEGAL COSTS:**

Each side will be responsible for their own legal costs in connection with this transaction.

**SERVICE CHARGE:**

There is a service charge for cleaning, heating, lighting and maintaining the common parts. Details on application.

**ENERGY PERFORMANCE CERTIFICATES:**

**Certificate Reference No: 2616-3077-0602-0800-5401**

The energy efficiency rating for this property is C 68.

A full copy of the EPCs can be viewed at:

[www.ndepcregister.com](http://www.ndepcregister.com)

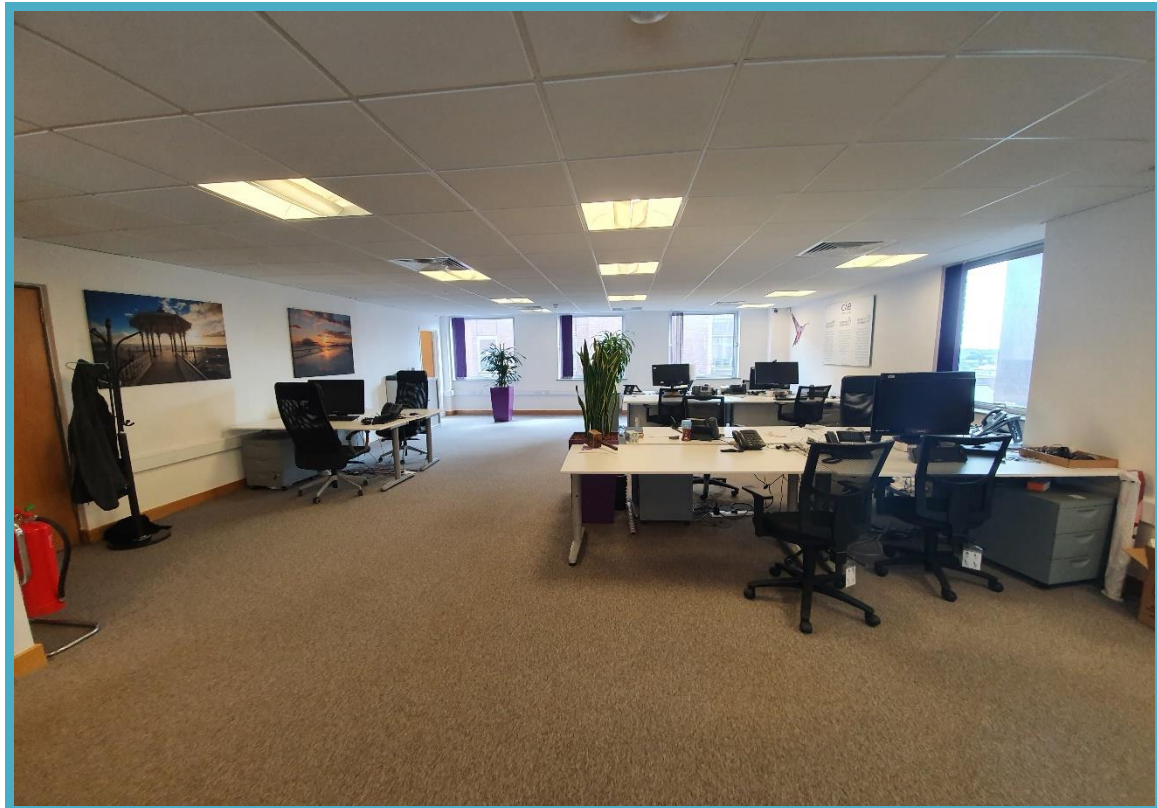
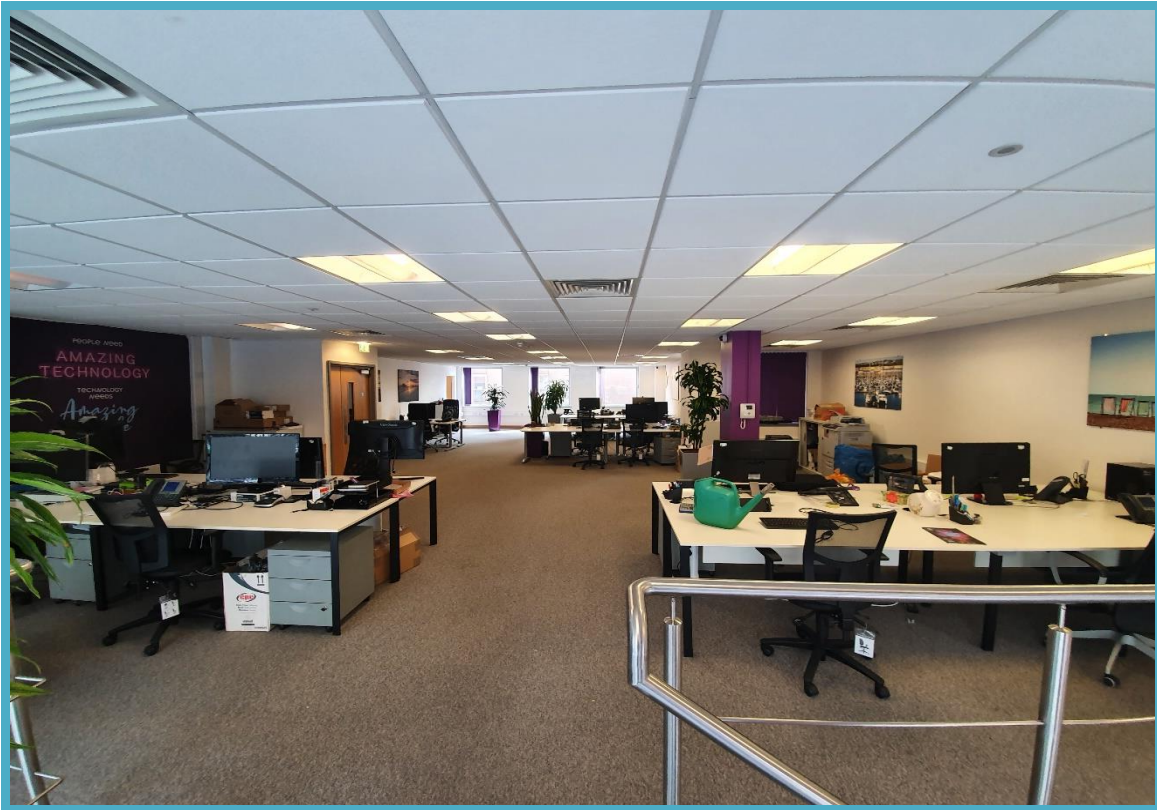
**VIEWING:**

By prior appointment through sole agents Carr and Priddle on **01273 208010**.



CARR & PRIDDLE

01273 208010



PROPERTY CONSULTANTS  
SURVEYORS AND VALUERS

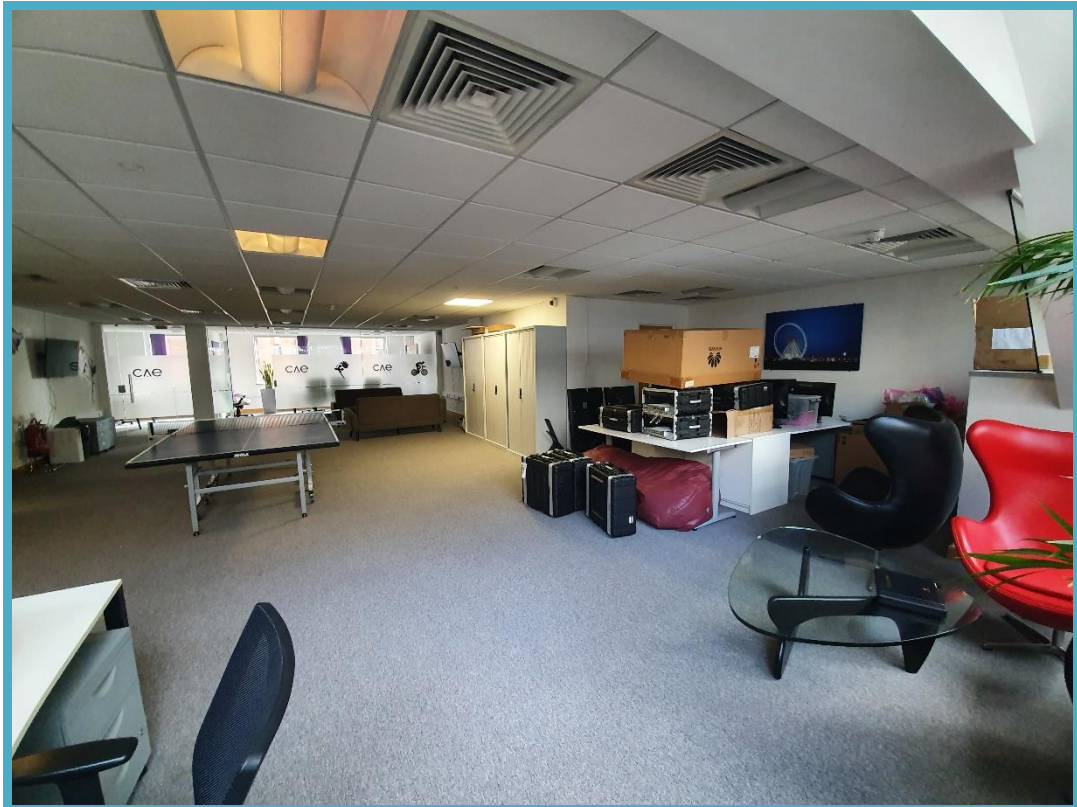
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