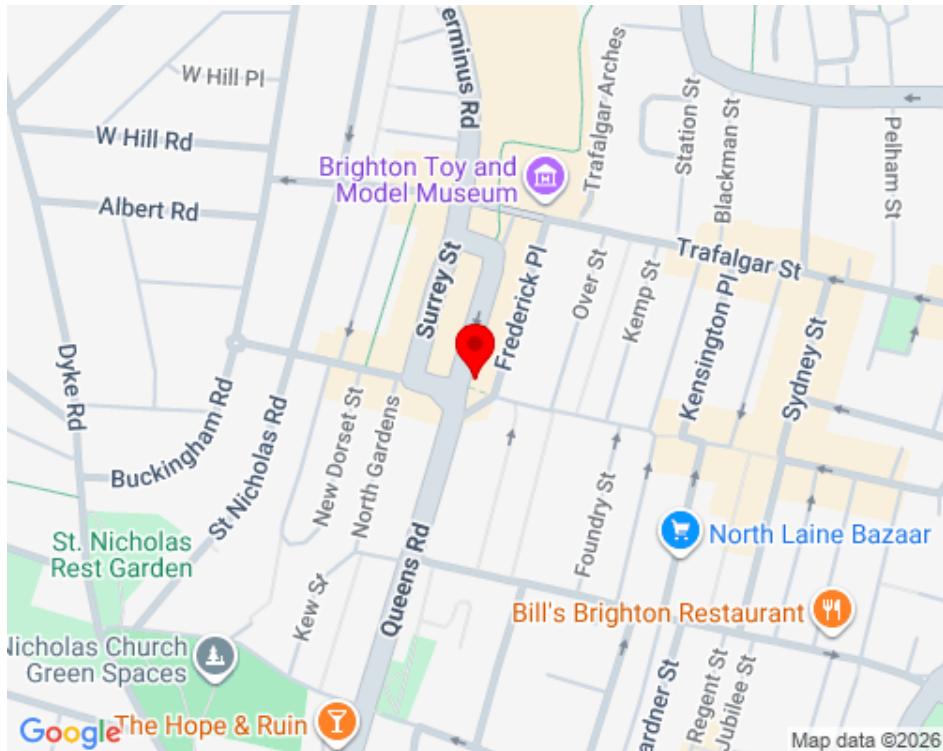




95 Queens Road, Brighton, BN1 3XE

TO LET: 'GRADE A' NEWLY REFURBISHED OFFICES WITH PARKING

# LOCATION



## Description:

A six-storey prominent corner office building over ground, lower ground (car parking and bike storage) and four upper floors, all recently refurbished to a Grade A standard and ready for immediate occupation.

## Key Features:

- Newly refurbished Grade 'A' office premises
- Secure car parking spaces and cycle racks
- Brighton station 100m away
- EPC - B Rating

## Accommodation:

The approximate net internal areas measured are as follows:

First Floor: 171.03 sq m (1,841 sq ft)

Second Floor: 171.03 sq m (1,841 sq ft)

**Total:** 342.06 sq m (3,682 sq ft)

## Rent:

£32 per sq ft exclusive

## Business Rates:

Rateable Value: £35000  
from 1 April 2026

## VAT:

VAT is Applicable

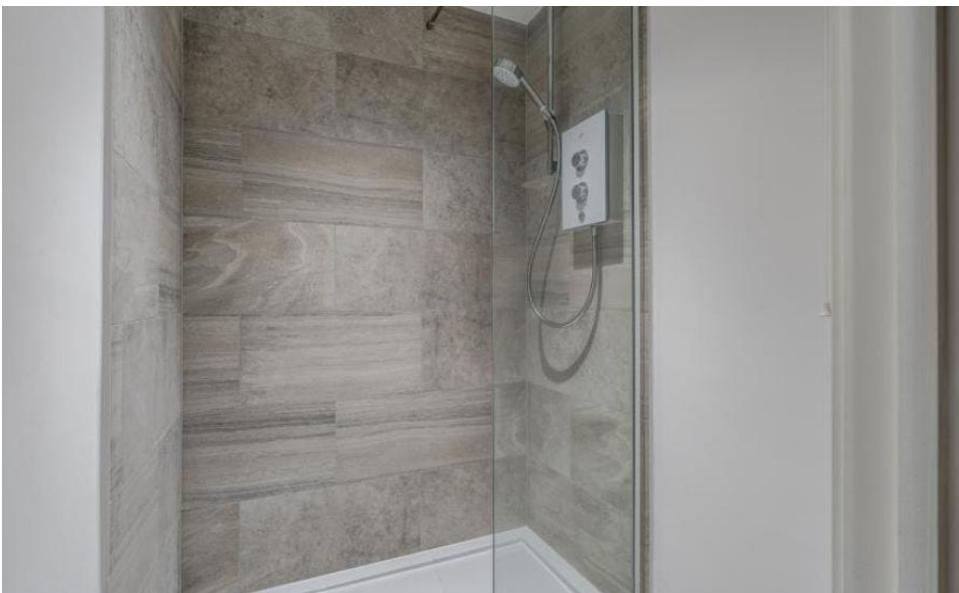
## Legal Fees:

Each party to bear their own costs











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