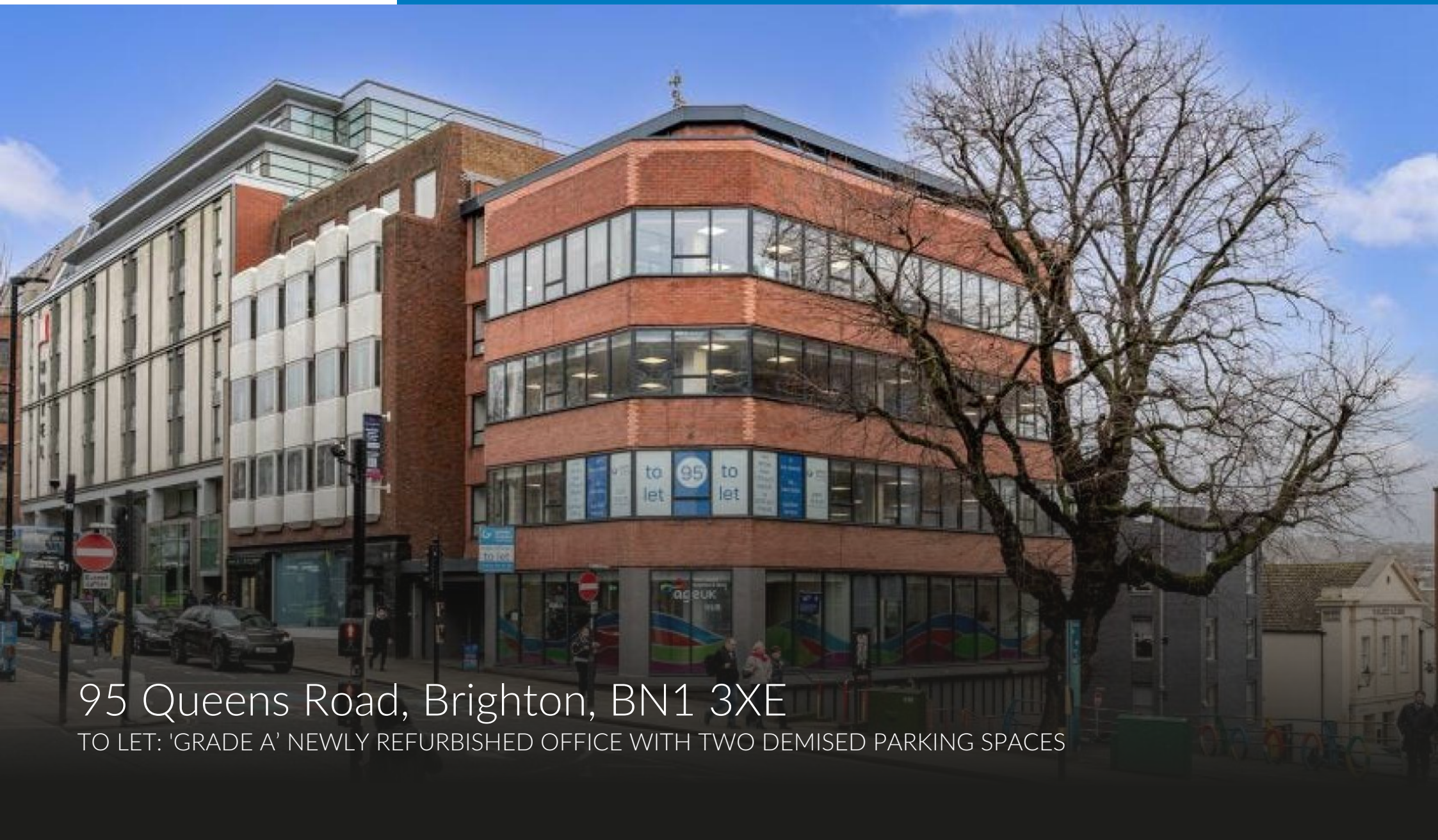
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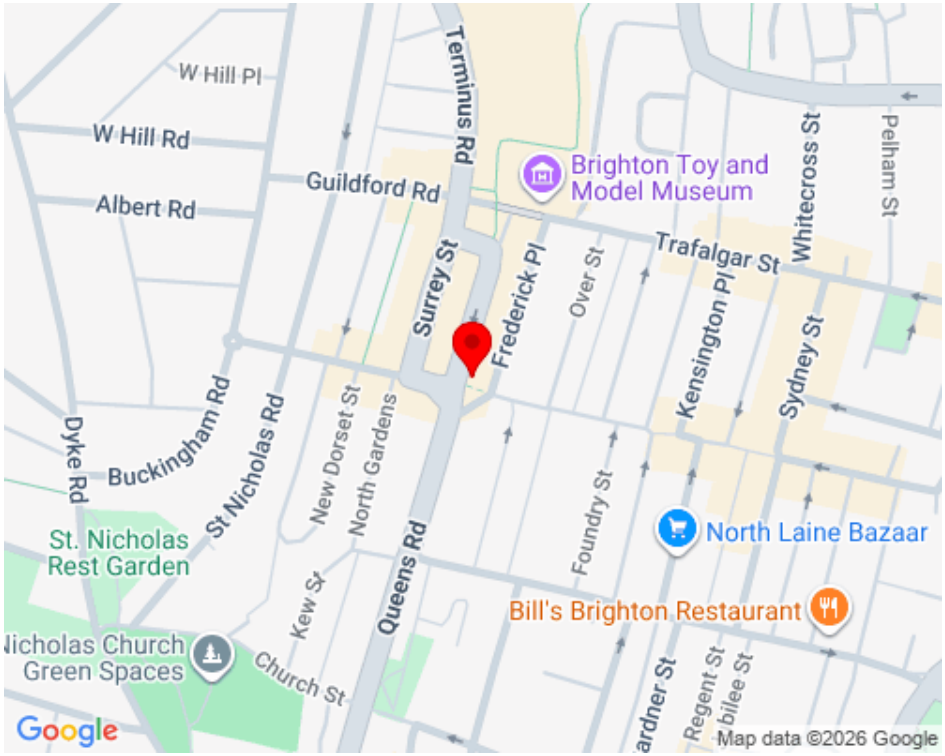
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95 Queens Road, Brighton, BN1 3XE

TO LET: 'GRADE A' NEWLY REFURBISHED OFFICE WITH TWO DEMISED PARKING SPACES

LOCATION



95 Queens Road offers an exceptional city-center location, ideal for businesses seeking a prominent and accessible address in Brighton. Situated just 100 meters from Brighton Mainline Station, the property provides unparalleled connectivity, with fast train services to London Victoria (49 minutes) and excellent links across the South East.

The building is nestled in the heart of Brighton's vibrant commercial district, surrounded by a mix of corporate offices, independent businesses, and an array of amenities. Churchill Square Shopping Centre, The Lanes, and North Laine are all within walking distance, offering employees convenient access to retail, dining, and leisure options.

Queens Road is a well-established office destination, attracting professional tenants due to its strategic location and proximity to public transport, including a major bus terminal. Nearby occupiers such as Tesco, Sainsbury's, and popular local eateries like Mange Tout and La Choza further enhance the area's appeal, making it a dynamic and convenient choice for modern businesses.

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.

This unit meets the needs of modern occupiers, offering flexible layouts, natural light, and enhanced accessibility. With only one floor currently available, this presents a rare opportunity for businesses to secure premium office space with parking in the heart of Brighton's commercial district.

Key Features:

- Newly Refurbished Grade 'A' Office Premises
- Secure Car Parking Spaces and Cycle Racks
- Brighton Station 100m Away
- EPC - B(47) Rating
- One Floor Remaining

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMSecond Floor1,841171.03Total1,841171.03

Rent:

£32 per sq ft exclusive

Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

Specifications:

- Brighton mainline station 100 metres.
- Newly refurbished 'Grade A' accommodation.
- Secure car parking, cycle racks and personal lockers on lower ground floor.
- Passenger lift connecting all floors.
- Staircase to all floors.
- Newly installed unisex shower, unisex WC, and disabled WC (DDA compliant) on each floor.
- Galley kitchens on each floor.
- Excellent natural light on each floor.
- Videophone entry system.
- Smarts 'Alitherm 300' anthracite aluminium windows to each floor.
- New suspended ceiling with recessed lighting (PIR motion sensitive).
- 'Fujitsu' air conditioning system with automated controls providing 300L air exchange per hour/per office.
- New external security lighting.
- New security roller shutter entry points to the front and rear of the building.
- Over 3000Mbps (3Gbps) Internet Capacity and can be upgraded to 10Gbps.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.


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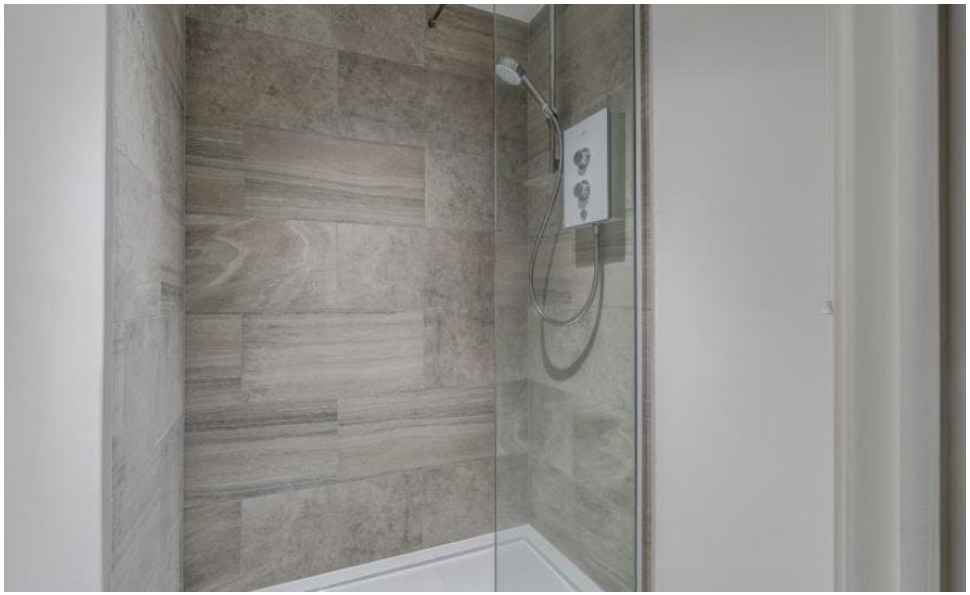













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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.