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22 Queens Road, Brighton, BN1 3XA  
TO LET: GROUND & LOWER GROUND FLOOR CITY CENTRE PREMISES

# LOCATION

Situated in the heart of Brighton city centre, on the west side of Queens Road, this area provides a direct link between Brighton mainline station and the main shopping area of North Street Quadrant and Churchill Square shopping centre.

Queens Road is a bustling commercial thoroughfare in Brighton, filled with a variety of multiple and local retailers, significant office buildings, and surrounded by a densely populated residential area.

The station is conveniently located only 300m to the north and nearby amenities include Hotel Ibis, Tesco Express, Sainsbury's Local, Pure Gym, the Sussex Masonic Centre, and Regus.

## Description

Located in the heart of the city, spanning across the ground and lower ground floors on the western side of Queens Road. Ideally suited to an office tenant, however, may be suited to a variety of uses and available for immediate occupancy.

## Key Features

- City centre and close to Brighton Station
- Flexible uses
- Available for immediate occupation
- New lease

## Accommodation

Ground Floor NIA: 394 sq ft (36.6 m2)

Lower Ground Floor NIA: 276 sq ft (25.64 m2)

Lower Ground Floor Storage: 68 sq ft (6.3 m2)

**Total Accommodation: 738 sq ft (68.56 m2)**

## Lease

A new lease for a term to be agreed.

Commencing Rent - £18,250 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Offices and premises
- Rateable Value: /
- Rates Payable: /
- Valid from: 1 April 2023

Business Rates are to be re-assessed.



Potential benefit from Small Business Rates Relief.

## VAT

VAT is not payable on the terms quoted.

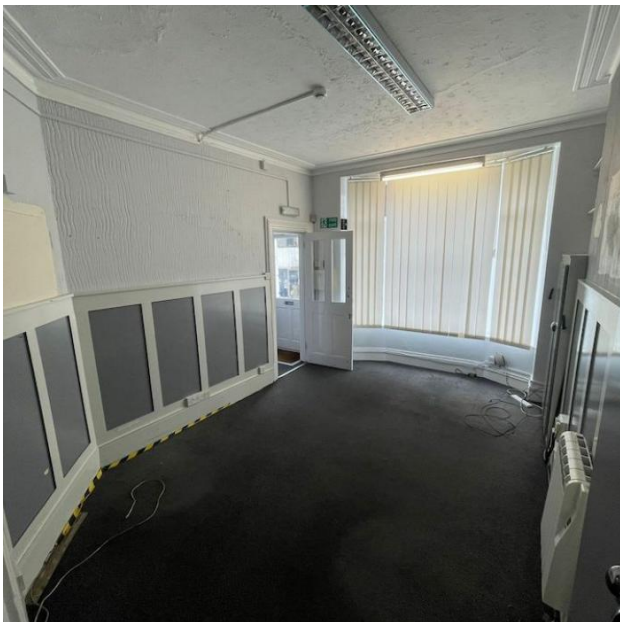
## Legal Fees

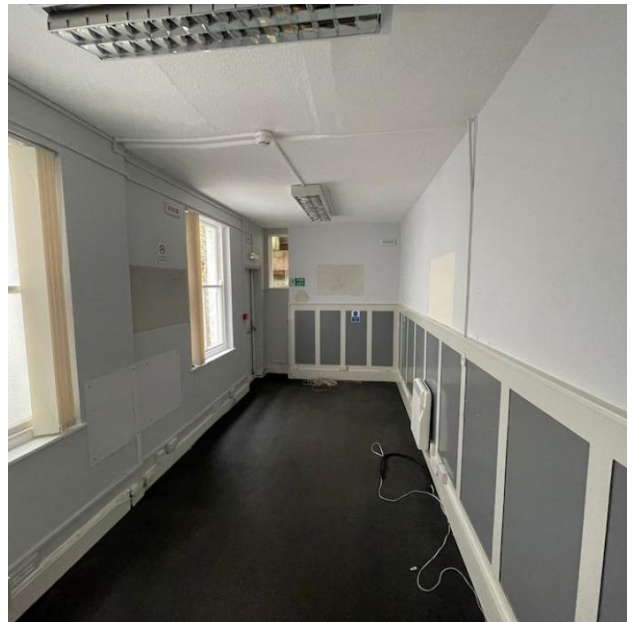
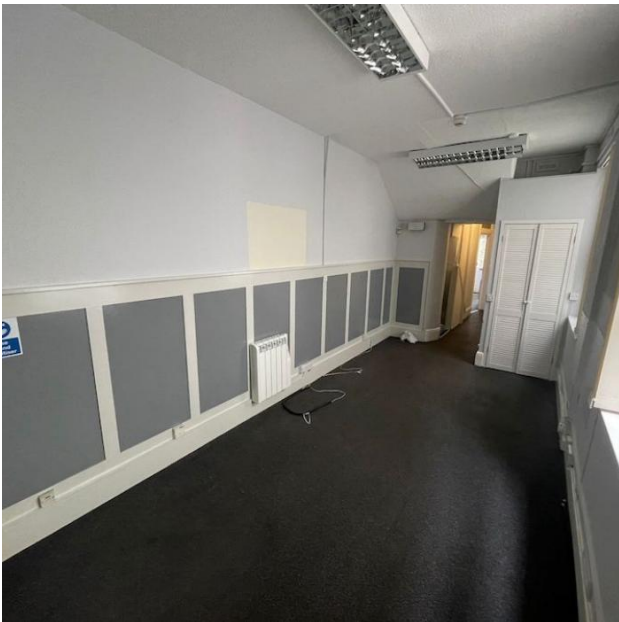
Each party is to be responsible for its own legal costs.

## Viewing Arrangements

Strictly via prior appointment through Sole Agents Graves Jenkins.















GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Oli Graves

01273 701070  
07435 099764  
[oli@gravesjenkins.com](mailto:oli@gravesjenkins.com)



Toby Graves

01273 701070  
07818 569243  
[toby@gravesjenkins.com](mailto:toby@gravesjenkins.com)



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB