

**SHW**

**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**OFFICE – 1,292 SQ FT (120 SQ M)**

**16-17 Queens Road, Brighton, East Sussex, BN1 3WA**



**LOCATION**

The property is located on the west side of Queens Road, close to Brighton’s Mainline Railway Station. There are excellent shopping facilities within a few minutes walk including Churchill Square Shopping Centre and the famous Lanes.

**DESCRIPTION**

The available space is arranged over the first and second floor of this modern, purpose built office building. The office has its own prominent entrance on to Church Street as well as a rear yard with 2 parking spaces. Internally the office provides a kitchen and WC facilities on the first floor. The office is fully refurbished.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
Office	1,292	120

**RENT**

£29,500 PAX.

**RATES**

To be re assessed

**AMENITIES**

- 2 Car Parking Spaces
- Dedicated Entrance
- Entry Phone System
- Carpeted
- Kitchen & W/C Facilities
- Electric Heating

**VAT**

VAT will be charged on the quoting terms.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

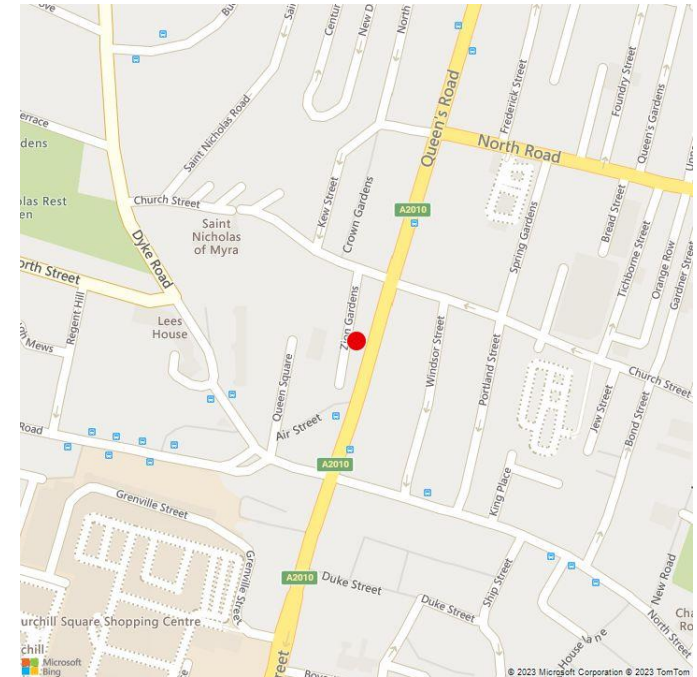
The property has an EPC rating of C.

**TENURE**

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

**SERVICE CHARGE**

A service charge is payable, more information available on request.



**VIEWINGS – 01273 876 200**

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