



**MAKING
PROPERTY
WORK**

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TO LET

SELF-CONTAINED OFFICE – 816 SQ FT (75.81 SQ M)

First Floor, 133 Queens Road, Brighton, East Sussex, BN1 3WB

DESCRIPTION

The available space comprises a self contained open plan office situated on the first floor. The accommodation provides a dedicated entrance on ground floor and staff facilities including a meeting room.

LOCATION

The property is located on the east side of Queens Road, close to Brighton Mainline Railway Station (London Victoria 53 minutes).

There are excellent shopping facilities within a few minutes' walk including Churchill Square Shopping Centre, the famous Lanes and North Laine area.

Regular bus services run along Queens Road and routes across the city run from Western Road/Churchill Square.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
First Floor	816	75.81
TOTAL	816	75.81

AMENITIES / OPPORTUNITY

- Self-contained first floor office
- Prominent town centre location
- Open planned office
- Kitchen & WC facilities
- Meeting room
- Excellent nearby transport links

RENT

£20,000 PAX

RATES

The Rateable Value is £18,000 (2023).

VAT

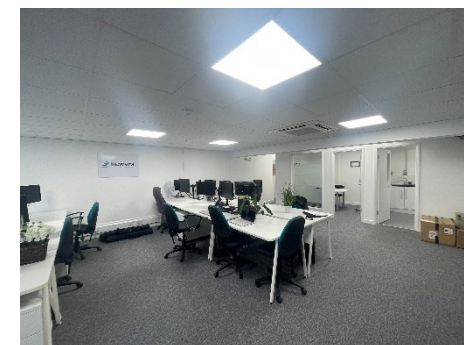
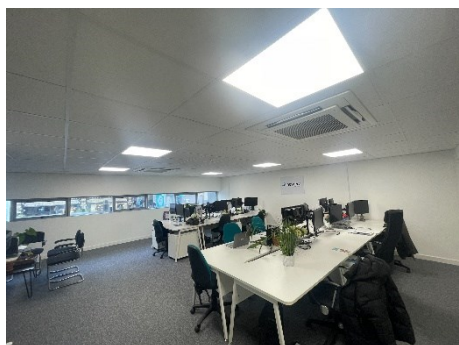
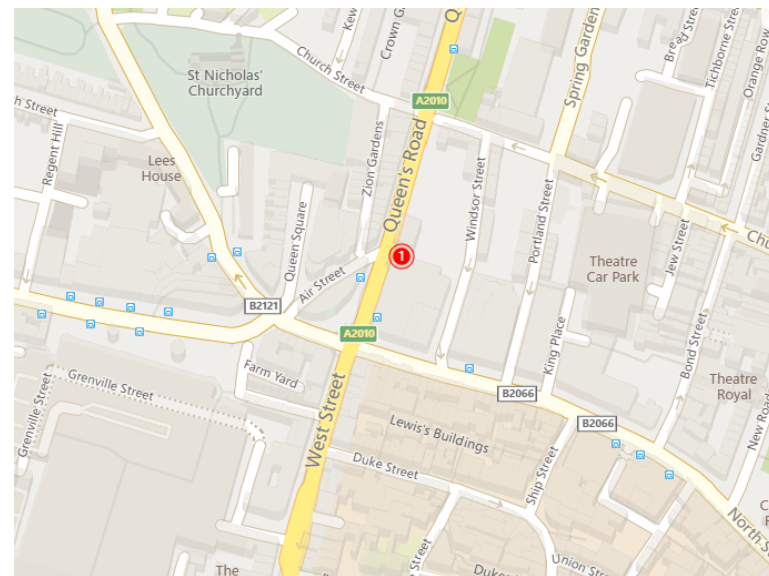
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C (61).



VIEWINGS – 01273 876 200

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