



**TO LET**

**OFFICE – 2,074 SQ FT (192.7 SQ M)**  
Imperial House, 4<sup>th</sup> Floor, Queens Road, Brighton, BN1 3XB

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**Rent | £50,800 Per Annum Exclusive**

**LOCATION**

The premises are situated on the West side of Queens Road approximately 200 yards south of Brighton Mainline Railway Station (London- Victoria 49 minutes best time).

There are excellent shopping facilities within a few minutes walk, which include the famous Lanes and refurbished Churchill Square Shopping Centre.

**DESCRIPTION**

The available space comprises a self contained office situated on the fourth floor of this well presented, purpose built office building.

The office provides predominately open plan space with partitioned meeting rooms.

The office benefits from 2 car parking spaces which are located within close proximity of the building on Upper Gloucester Road.

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
<b>Fourth Floor</b>	<b>2,074</b>	<b>192.7</b>

**RENT**

Passing rent - £50,800 PAX

**RATES**

We have been verbally informed by the local authority that the premises have a rateable value of £27,750

**AMENITIES**

- Air Conditioning
- Suspended Ceiling
- Passenger Lift
- Door Entry Phone
- Male & Female WC's
- 2 Car Parking spaces
- Glazed partitioned meeting rooms
- Perimeter trunking

**LEASE TERMS**

The accommodation is available by way of a sub-lease or lease assignment. The lease expiring 9<sup>th</sup> October 2023.

Alternatively, the office may be available by way of a new lease direct from the landlord.

Please note, the rent will differ depending on what lease terms are agreed.

**VAT**

VAT will be chargeable on the terms quoted

**SERVICE CHARGE**

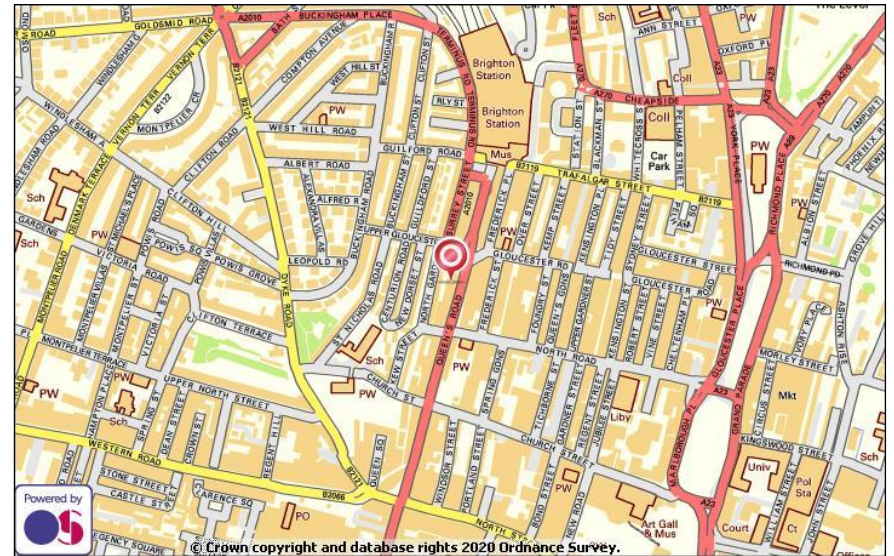
A service charge will be payable. Please contact the agents for further information.

**LEGAL COSTS**

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

**EPC**

The available accommodation has an EPC rating of C.



**VIEWINGS – 01273 876 200**

James Bryant | t: 01273 876252 | e: jbryant@shw.co.uk  
 Jasmine Dean-Milward | t: 01273 876209 | e: jdean-milward@shw.co.uk



**SOCIAL**

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**