



MAKING  
PROPERTY  
WORK  
SHW.CO.UK

**TO LET**

**OFFICE – 1,469 SQ FT (136.47 SQ M)**  
**4th Floor, 93-94 Queens Road, Brighton, East Sussex, BN1 3XE**

**LOCATION**

The property is situated on the East 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 North Lane and Churchill Square Shopping Centre.

**DESCRIPTION**

This modern office building benefits from energy efficient air conditioning and ventilation system to all office areas.

The available space is situated on the top floor of this five storey building. Internally the space is open plan with a kitchen point

**ACCOMMODATION (IPMS 3)**

	SQ FT	SQ M
4 <sup>th</sup> Floor	1,469	136.47

**SERVICE CHARGE**

A service charge is in place covering the cost of cleaning, heating, lighting and maintaining the common parts. Full details are available on request.

**AMENITIES**

- 1 car parking space
- Kitchenette area
- Carpeting
- Suspended ceiling with inset lighting
- WC facilities
- Access control system

**RENT**

£25.00 Per sq ft

**RATES**

The April 2023 Rateable Value of the property is £24,250.

**VAT**

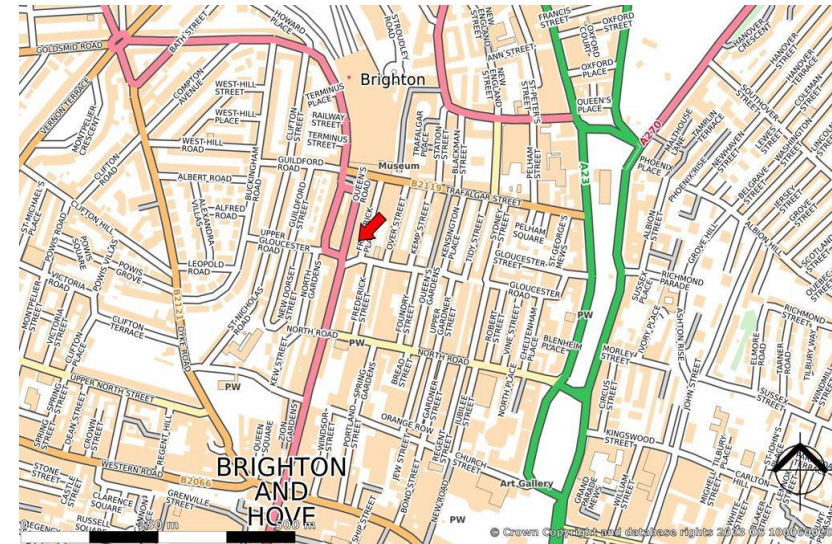
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 01273 876 200**

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