



3rd Floor Office Suite

1-2 Queen Square, Brighton, BN1 3FD

**3rd Floor City Centre Office
Space
TO LET - Rental £27sq.ft
(£63,775PA)**

2,362 sq ft
(219.44 sq m)

- Available Now
- Lift to all floors
- Close to Station & Seafront

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Summary

Available Size	2,362 sq ft
Rent	£5,314.58 per month
Rates Payable	£15,104 per annum
Rateable Value	£29,500
Service Charge	A service charge is payable & a contribution based on a fair proportion of expenditure will be required.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs. The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs
EPC Rating	D (79)

Description

City centre open plan office space located on the 3rd floor accessed either by stairs or lift, predominantly open plan office space with 2x meeting rooms & a kitchen area there is also a further space on the eastern side of the building.

Location

The available suits is located on the 3rd floor overlooking both Dyke Road & Queens Square in central Brighton. The building is in a great position with easy access to Churchill Square Shopping Centre, Brighton Station, Brighton Beach all of which are just a few minutes walk away.

Nearby occupiers include Marks & Spencer, Costa Coffee, Leon & Metro Bank.

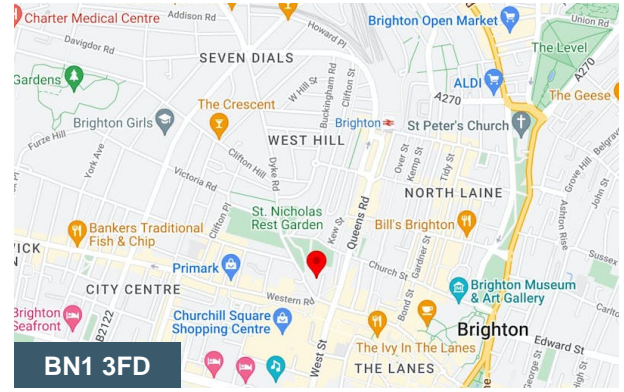
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - 3rd Floor Front	1,780	165.37
3rd - 3rd Floor - Rear	582	54.07
Total	2,362	219.44

Terms

Available on a new FRI lease with terms to be agreed, further details on request.



Viewing & Further Information



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