



The Sunset Studio

83 Queens Road, Brighton, BN1 3XE

**TO LET - Serviced Office
Suites
Rent From £1,200pcm
(inclusive)**

**139.88 to 365.84 sq ft
(13 to 33.99 sq m)**

- 1 Minute from Brighton Station
- Flexible Terms
- Available Now

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Summary

Available Size	139.88 to 365.84 sq ft
Rent	£3,000 per month Business rates, cleaning, maintenance, utilities all included.
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Beautifully designed and well-maintained welfare/breakout areas A variety of different spaces to work from, depending on your mood and the task at hand. (Usually) Sunny roof terrace with sea views to take a break from the grind Inclusive use of coworking space, including phone booths and ad-hoc meeting areas Rotating art from local artists and private views art exhibitions. High speed internet to all areas (1 gigabit fibre link) Printing and scanning facilities Off-street bike (and buggy) storage 2 shower rooms

Fully furnished with desks and supremely comfortable and ergonomic chairs. (note: furniture can be adapted or removed if required to suit tenant requirements). Access control to private offices. The building is accessible 24/7 for members.

Business rates, cleaning, maintenance, utilities. Business address and post delivery / handling. 20% discount on meeting room & event space hire (meeting room credits negotiable). All meeting and event spaces are fully equipped with AV and VC equipment membership team on hand 8am – 5.30pm Monday – Friday.

Location

Located just a stone's throw from Brighton Station, the WRAP business centre offers private offices, event spaces, coworking, meeting rooms and flexible childcare - all under one roof.

Accommodation

The accommodation comprises the following areas:

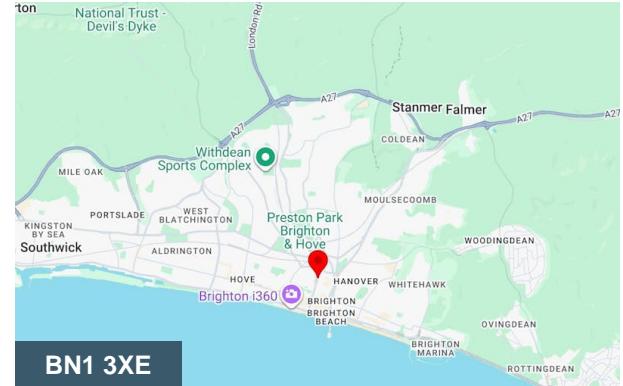
Name	sq ft	sq m	Availability
2nd	323	30.01	Available
1st - The Den Suite	139.88	13	Available
2nd - The Sanctuary Suite	225.96	20.99	Available
Total	688.84	64	

Viewings

Viewings can be arranged via appointed agent, Newlands Property.

Terms

The suites are available on new 6 or 12x months licences, further details available on request.



Viewing & Further Information



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