



TO LET

International House
78-81 Queens Road, Brighton, East Sussex BN1 3XE



Key Features

- Prime city centre office premises arranged over 4 floors
- Available on a floor by floor basis or combined
- Part fitted to include meeting rooms, kitchen and break out areas
- Raised access floors / Air Conditioning / LED lighting (floors 3 & 4 only)
- Providing fantastic city scape and coastal views
- Superb roof top / courtyard garden (exclusive to level 5)
- Located immediately adjacent Brighton railway station
- Providing easy access to central London (58 mins to London Victoria) and
Gatwick Airport (29 mins)





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Description & Accommodation

The floors are fitted to a modern office specification with amenities including:

- Air conditioning (HVAC system)
- Raised access floors
- Suspended ceilings
- Inset LED lighting (floors 3&4)
- Fitted Kitchen & break out area (floors 3&4)
- Roof top garden & courtyard (floor 5)
- Electronic door entry system
- Shared reception area with on site building manager
- 2 x 12 person passenger lifts
- Car park
- Shower facilities
- Cycle storage area

The property has the following approximate NIA:

Floor NIA	Sq Ft	Sq M
Second	6,517 sq ft	605.50 sq m
Third	5,547 sq ft	515.30 sq m
Fourth	5,175 sq ft	480.77 sq m
Fifth	2,551 sq ft	237.00 sq m
Total	19,790 sq ft	1,838.57 sq m





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Terms

The subject accommodation is available to let either as a whole or on a floor by floor basis at a guide rental of £30 psf.

EPC

An EPC for the property can be provided upon request.

Legal Fees

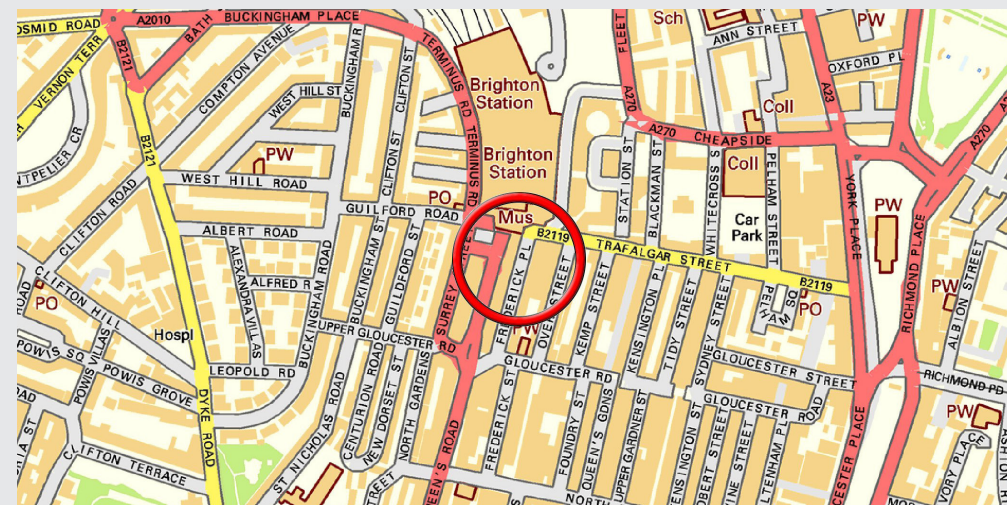
Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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