



TO LET

Second Floor, 132 Queens Road
Brighton, East Sussex BN1 3WB



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Key Features

- Comprising newly refurbished / air conditioned office space
- Forming part of a mixed use city centre building
- Located within 5 minutes' walk of Brighton station
- Close to Churchill Square shopping centre





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Location and Situation

The property is located in the heart of the city centre towards the southern end of Queen's Road, close to its junction with North Street and the local landmark of the Clock Tower. Situated within an established office location just 5 minutes' walk from the seafront and Brighton Station.

Description & Accommodation

The subject suite is located over the second floor of this city centre mixed commercial use building, and which has recently been refurbished. The specification includes:

- Air conditioning
- Fitted kitchen
- Carpet tile flooring
- Perimeter trunking
- Suspended ceiling
- Central heating
- Passenger lift to all floors
- Door entry system

We have measured the premises to have an IPMS Office 3 area as follows:

Floor	Sq Ft	Sq M
Second	1,430 sq ft	133 sq m





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Rateable Value

Rateable Value 2017: £21,500

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

We understand the property to have an EPC rating of B (46).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

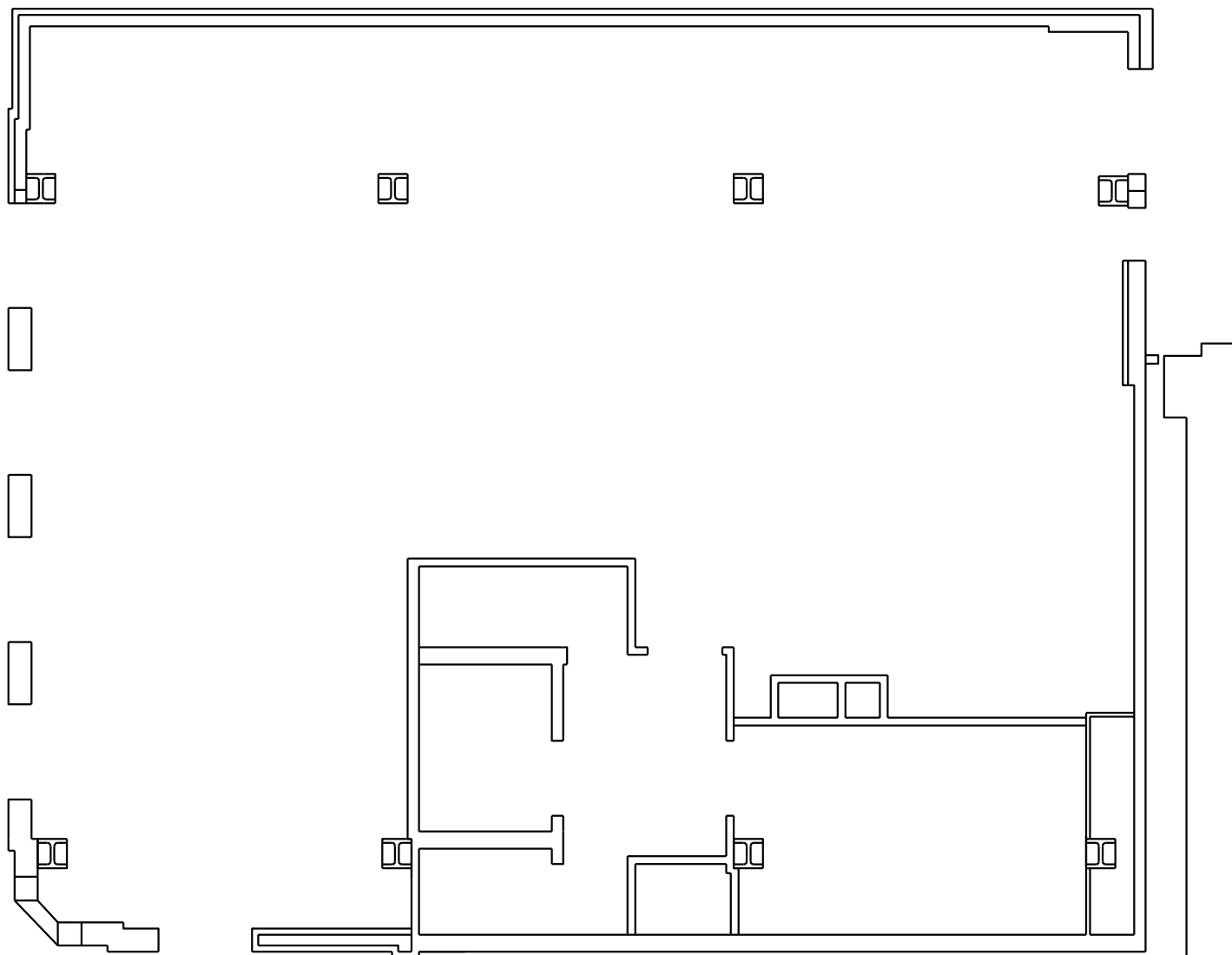
Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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FLOOR PLAN For identification purposes only





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Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £35,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

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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01273 727070

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01273 727070

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April 2022

