



Second, Third & Fourth Floors, Victoria House
125 Queens Road, Brighton BN1 3WB

TO LET

MODERN CITY CENTRE OFFICE ACCOMMODATION WITH PARKING

From 1,264 sq ft - 5,588 sq ft

Key Features:

- Located in the city centre
- Within a 5 minute walk of Brighton Station
- Air conditioned
- Fitted in part with a number of meeting rooms and a board room
- Some on site parking
- **Rent £21/sq ft per annum**
- **Flexible lease terms available**





Second, Third & Fourth Floors, Victoria House 125 Queens Road, Brighton BN1 3WB

Location

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, the property is well served by a diverse array of local amenities including shops, restaurants and public car parks. Numerous bus services can be found close by.

Accommodation

The available suites comprise 3rd floor (rear), 2nd floor (front & rear) and 4th floor (rear) parts of this multi tenanted office building.

The subject space comprises a range of fitted accommodation to a specification that typically includes:

- Carpeting throughout
- Recessed cat II fluorescent lighting
- Double glazing
- Suspended ceilings
- Central heating
- Perimeter trunking
- Air conditioning (part only)
- Meeting rooms
- Board room
- Window blinds
- Kitchen
- Separate male & female WC facilities
- Door entry system
- Lift
- On-site parking

The property has the following approximate IPMS:

Floor	Sq Ft	Sq M
Second rear	1,595 sq ft	148.18 sq m
Third front	1,264 sq ft	117.42 sq m
Third rear	1,367 sq ft	127.04 sq m
Fourth rear	1,362 sq ft	126.52 sq m

EPC

Second floor C
Third floor TBC
Fourth floor: TBC

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 (c) '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.

Terms

Each of the floors is available to let either individually or combined and by way of a new flexible FRI lease for a term to be agreed, and at a rent of £21 per sq ft / per annum exclusive.

Business Rates

Rateable Value (2023): Second floor rear £29,750.
Rateable Value (2023): Third floor front £23,108.
Rateable Value (2023): Third floor rear £24,083.
Rateable Value (2023): Fourth floor rear £23,250.

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

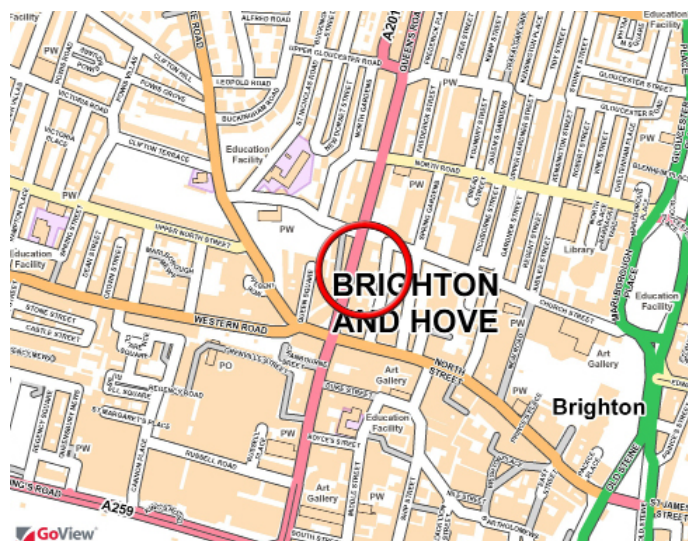
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



Second, Third & Fourth Floors, Victoria House
125 Queens Road, Brighton BN1 3WB



Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes

e.deslandes@flude.com

01273 727070

www.flude.com

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH