



**LEASE AVAILABLE**

Second Floor, Princes House  
53 Queens Road, Brighton, East Sussex BN1



## Key Features

- Prime city centre offices arranged over the second floor
- Just a two minute walk to Brighton Station
- Immediately available
- Air conditioned
- LED lighting
- Fitted kitchen & break out area
- 9 onsite car parking spaces
- Flexible terms considered
- Excellent local amenities

## Location & Situation

The property is located in a period purpose built office building located at the northern end of Queens Road on the corner of Upper Gloucester Road. Queens Road is one of Brighton's most sought after thoroughfares.





## Description & Accommodation

The subject premises is arranged over the second floor of the property and has been fitted to a high standard and comprising mostly open plan offices with adjoining meeting rooms, kitchen, break out facilities and WCs.

The property has the following approximate **Net Internal Areas (NIA)**:

| Floor  | Sq Ft | Sq M  |
|--------|-------|-------|
| Second | 5,197 | 482.8 |

## EPC

This office suite has an EPC rating of B (38)

## Planning

The premises benefits 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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## Busines Rates

Rateable Value 2023: £122,000.

## Lease

Our clients hold the premises under the terms of a 10 year effective full repairing & insuring lease for a term expiring 24/12/25.

## Terms

The property is available to let by way of either sub-lease or lease assignment, and at a guide rental of £26 psf per annum exclusive.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

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:

**Ed Deslandes**  
[e.deslandes@flude.com](mailto:e.deslandes@flude.com)  
01273 727070

**Nick Martin**  
[n.martin@flude.com](mailto:n.martin@flude.com)  
01273 727070

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