



**Stroudley Road, Brighton, BN1 4BH**



**Welcome to the ultimate office space solution for your business! Our Plug & Play service offers everything you need to get your team up and running hassle free. With floors of between 20-40 workstations, fully equipped kitchens, pre-installed internet, and a fully furnished reception area, you can rest assured that your team will be productive and comfortable from day one.**



Our state-of-the-art access control system with video intercom ensures that your workspace is secure and safe at all times. The symmetric 100Mbps WIFI, fully managed router, and pre-installed Local Area Network (LAN) ensure that your business can operate seamlessly without any interruption from day one.

Each floor features a fully furnished break out area, a breakfast bar, and a large south facing balcony, providing ample space for your team to relax and recharge. The glass partitioned meeting room with HDMI connectivity and big screen is perfect for presentations and client meetings.

But that's not all - our building has electric car charging, a rainwater harvesting system for toilet flushing, and solar PV panels providing 100% renewable energy. All this just a short walk from Brighton Station, so you and your team can enjoy a convenient and easy commute.

Don't miss out on this incredible opportunity to elevate your business to the next level. Contact us today to see for yourself why No. 26 Stroudley Road is the perfect solution for your business needs.





## Plug & Play Specification

- Fully Fitted work stations
- Access control with video intercom
- Fitted kitchens with Bosch appliances
- Symmetric 100 Mbps WIFI
- Fully managed router and Local Area Network (LAN)
- Air Conditioning
- Fully furnished including break out and meeting spaces
- Parking
- Electric car charging
- Great south facing aspect and outdoor balcony

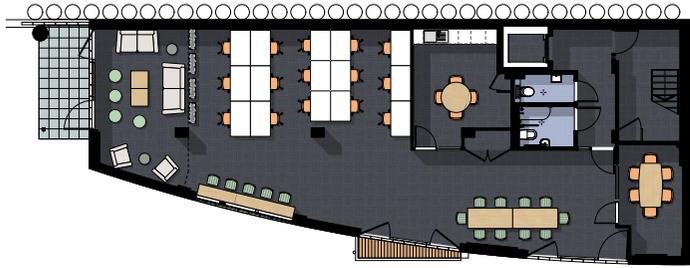






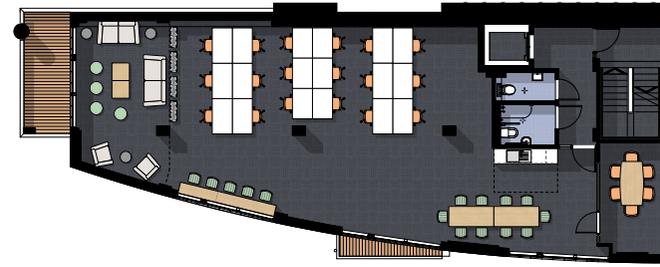
## Building Specification

- Rainwater Harvesting for toilet flushing
- Solar PV panels generating 100% renewable energy on site
- Short walk from Brighton station
- EPC A
- 24 hr monitored CCTV
- Lift to all floors
- Icon building with branding and way finding
- Fully integrated fire alarm
- Managed by building owners



Floor -2 | 1565 sqft

LET



Floor -1 | 1568 sqft

TO LET



Ground Floor | 1531 sqft

LET



Floor 1 | 2873 sqft

LET



Floor 2 | 2872 sqft

LET



Floor 3 | 2118 sqft

LET



# QED

[www.qedproperty.com](http://www.qedproperty.com)

For further information or to arrange a viewing please contact:



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