



**To Let**

3rd Floor Aspect House  
84-87 Queens Road, Brighton, East Sussex, BN1 3XE



## Key Features

- Comprising a recently refurbished, and fully fitted office suite
- Forming part of a prime city centre office building located adjacent Brighton Station
- Superb fitted kitchen / break out area, together with meeting and board room facilities
- Exposed services, raised access floor, energy efficient LED lighting
- Providing superb city scape and coastal views
- Secure bike storage and shower facilities
- Some car parking available
- EPC C
- Available by way of a new lease

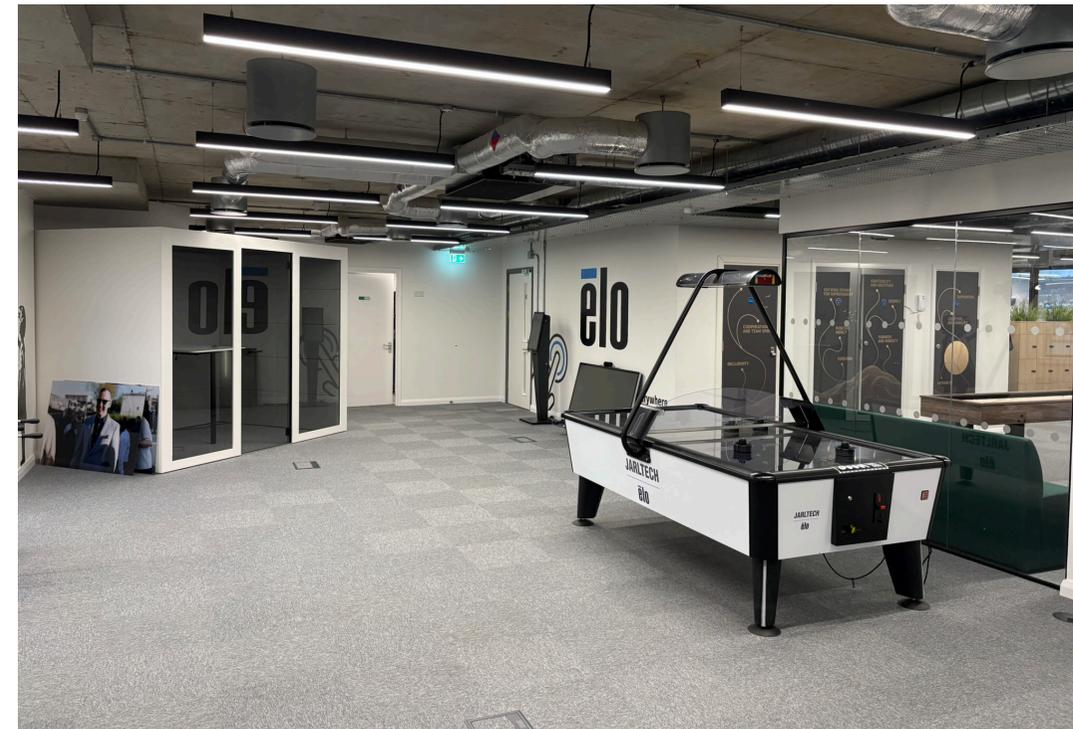
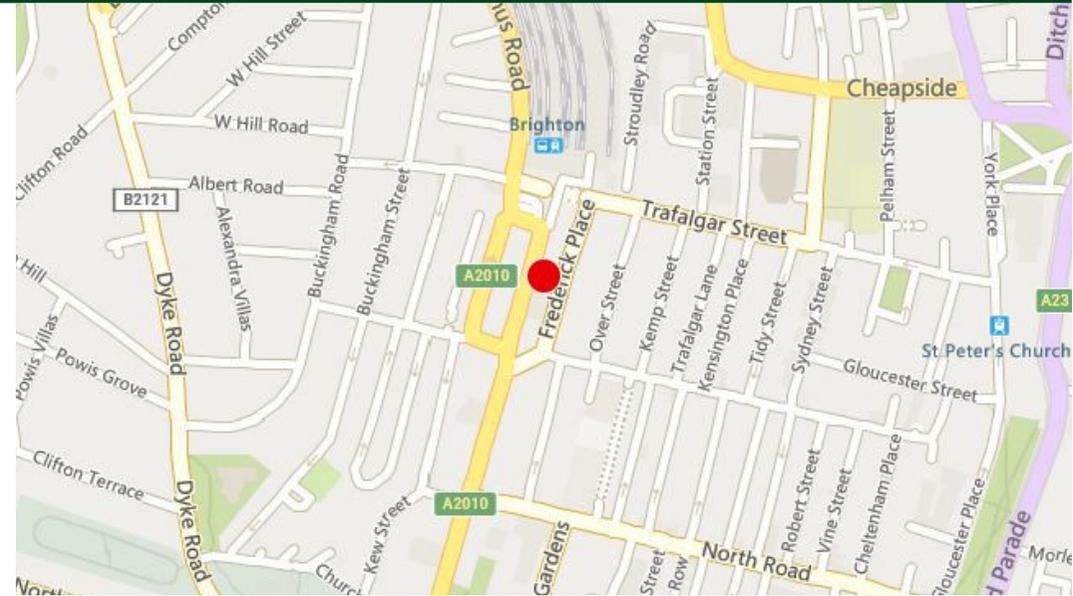




## Location & Situation

The property is situated within an established office location in the city within 50m of Brighton mainline railway station which provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes).

The property is well served by a diverse array of local amenities including shops, restaurants and public car parks with Churchill Square shopping centre and the seafront within easy walking distance. Numerous bus services can be found close by whilst there is an NCP car park a short distance to the south east of the premises.





## Description & Accommodation

The subject accommodation comprises the third floor of this prominent purpose built office building. The premises benefit from having recently been fully fitted to include a large kitchen and break out areas, together with various meeting rooms

The space benefits from the following specification:

- Exposed ceiling mounted services and galvanised steel cable trays
- Air conditioning / comfort cooling with VRF fan coil units
- Raised access floors
- Floor to Ceiling 3,250mm
- 2 x 12 person passenger lifts
- Suspended linear LED light fittings
- Electronic door entry system
- Newly remodeled and refurbished manned reception / entrance way
- Shower facilities
- Cycle storage area

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft.	Sq M.
3rd Floor	4,003	371.88





## Rateable Value

Rateable Value (2026): £93,000

## EPC

We understand the property has an EPC rating of C (75).

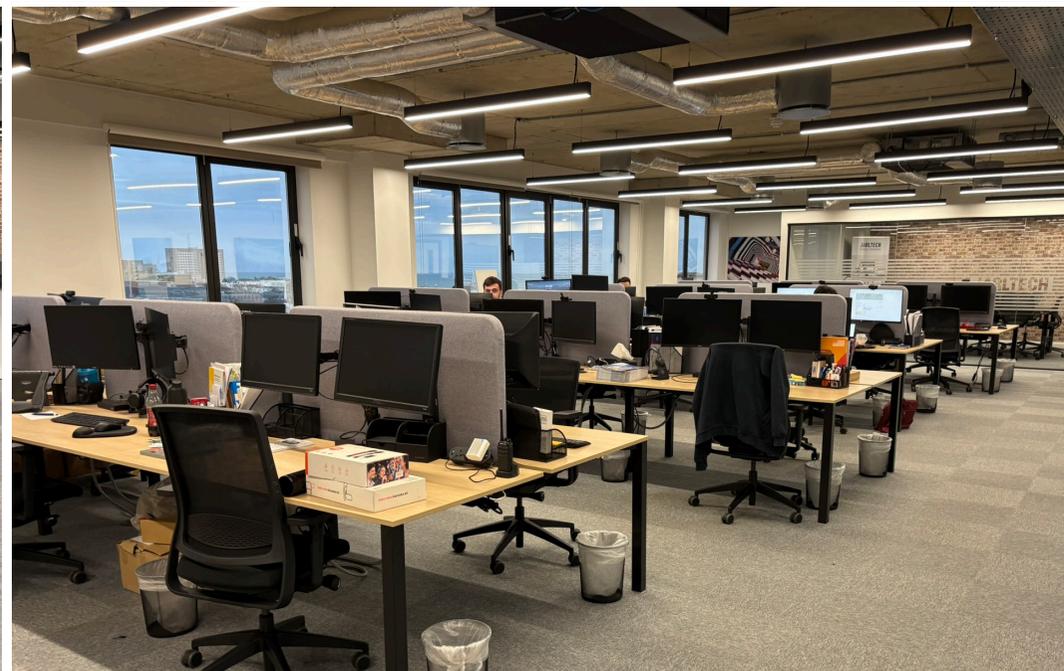
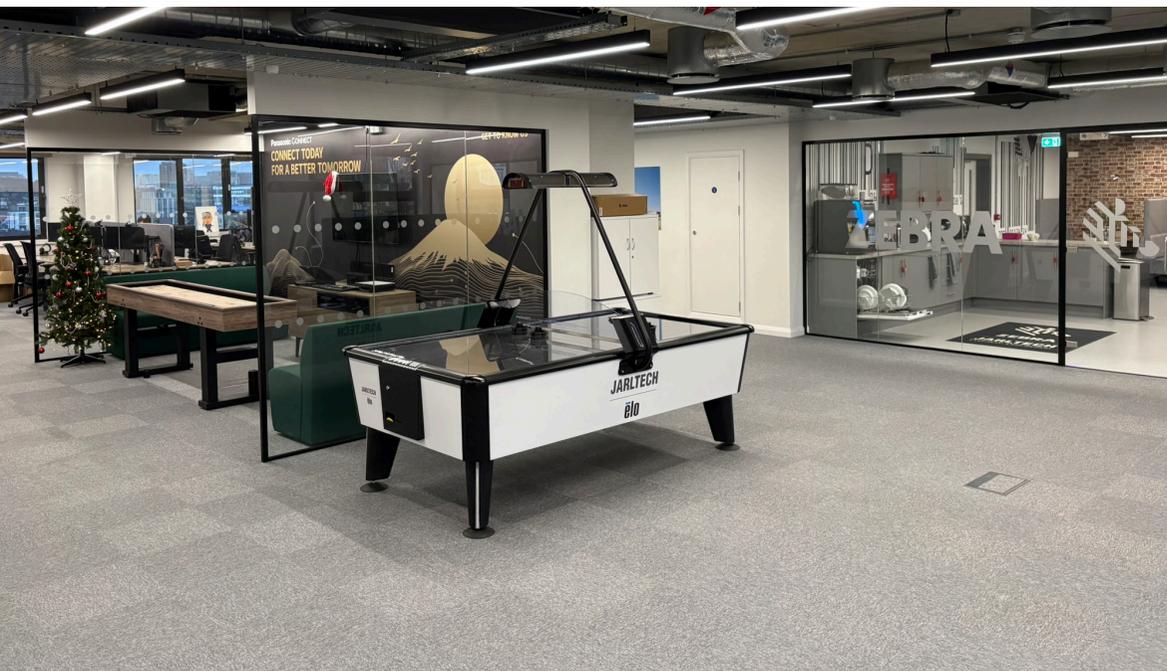
## Planning

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





3rd Floor Aspect House  
84-87 Queens Road, Brighton, East Sussex, BN1 3XE





3rd Floor Aspect House  
84-87 Queens Road, Brighton, East Sussex, BN1 3XE

## Terms

The suite is available to let by way of a new lease for a term to be agreed and at a guide rental of £32 psf per annum exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand that the property is not elected for VAT.

## Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



## Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes  
E.Deslandes@flude.com  
01273 727070

Nick Martin  
N.Martin@flude.com  
01273 727070

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.

22 January 2026

