



OFFICE TO LET

## 4TH FLOOR OFFICE

1-2 Queen Square, Brighton, BN1 3FD

4TH FLOOR OFFICE SUITE WITH OUTSTANDING  
VIEWS & 2 PARKING SPACES.

1,811 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	1,811 sq ft
<b>Rent</b>	£51,000 per annum exclusive of rates VAT & all other outgoings
<b>Rates Payable</b>	£13,223.50 per annum Based on the 2023 valuation.
<b>Rateable Value</b>	£26,500
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal fees. An undertaking to be provided prior to release of papers.
<b>EPC Rating</b>	D (95)

## Description

Well fitted Fourth Floor office suite, comprised of two rooms with its own kitchen facilities and access to WC's. The floor itself can be accessed via lifts, or a central staircase. In addition the space also comes with 2 car spaces in the secure underground car park below.

## Location

The property is situated on the Southern side of the Fourth Floor within an imposing building on the corner of Queen Square, just North of the junction intersecting Queen Square with North Street, Dyke Road, and Western Road. It is one of the most central locations in Brighton and Hove, across from the Churchill Square shopping centre.

Nearby occupiers include some of the best known retailers in the country; including Marks and Spencer, Starbucks, Apple, and the Lego Store, as well as branches of a number of banks.

## Accommodation

The accommodation comprises the following areas:

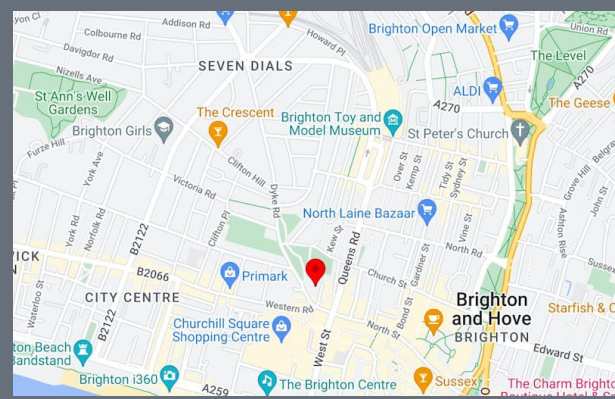
Name	sq ft	sq m
4th - Main Office	1,099	102.10
4th - Meeting Room	418	38.83
4th - Kitchen	294	27.31
<b>Total</b>	<b>1,811</b>	<b>168.24</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a minimum lease term of 3 years

## AML

Relevant ID & proof of current address will be required by tenant. Where a company any shareholder with 20% or more will be required to provide also.



## Get in touch

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## Eightfold Property

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# Energy performance certificate (EPC)

FOURTH FLOOR 1-2 Queen Square BRIGHTON BN1 3FD	Energy rating	Valid until: <b>22 May 2026</b>
	<b>D</b>	Certificate number: <b>9430-3005-0461-0803-2791</b>

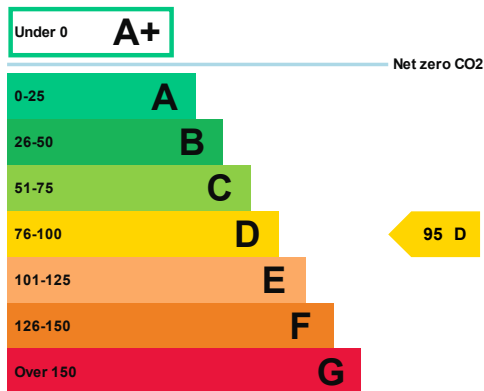
Property type	B1 Offices and Workshop businesses
Total floor area	161 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>32 B</b>
If typical of the existing stock	<b>93 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	75.71

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0243-0846-3419-0095-7002\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Powell
Telephone	07925768008
Email	<a href="mailto:epc@commercial-epc-quote.co.uk">epc@commercial-epc-quote.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/011531
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Easy EPC
Employer address	12 Albion Street
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 May 2016
Date of certificate	23 May 2016

