



OFFICE TO LET

GROUND, 1ST, 3RD & 4TH FLOORS

96-97 Queens Road, Brighton, BN1 3XE

IMPRESSIVE, OFFICE SUITES WITH PARKING &
CLOSE TO BRIGHTON STATION, TO LET

1,660 TO 11,455 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

| | |
|-----------------------|---|
| Available Size | 1,660 to 11,455 sq ft |
| Rent | £45,000 - £294,300 per annum exclusive of rates, VAT service charge & all other outgoings. |
| Business Rates | N/A |
| Service Charge | A service charge will be payable in addition to rent. Please ask for further details on amount |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs. However in the event that either party withdraws from an agreed letting they will be responsible for the other sides legal costs. |
| EPC Rating | B (45) |

Description

A First Floor office suite within an office building in central Brighton. The unit benefits from large east and west-facing windows to incorporate plenty of natural light, as well as a kitchenette. The building itself has a key fob entry system, and the common ways are well looked after, offering a fantastic presentation to staff and clients. Amenities include breakout areas, parking space, a passenger lift, perimeter trunking, LED lighting, air conditioning, suspended ceilings and cycle storage.

Location

The building sits on the East side of Queens Road towards the northern end, in close proximity to Brighton Mainline Train Station in this established office location. The city centre is a short walk to the south where The Lanes & Churchill Square are situated with the cosmopolitan North Laine to the east of the property. Nearby occupiers include Sainsbury's, Tesco, Julien Plumart, Greggs & La Choza.

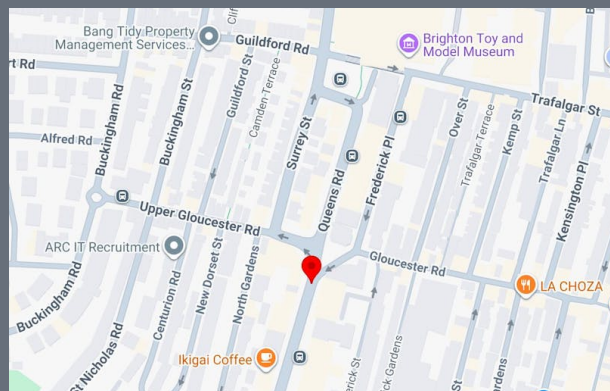
Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Rates Payable | Availability |
|-------------------------------|---------------|-----------------|----------------|----------------|--------------|
| Ground - & Lower Ground Space | 3,255 | 302.40 | £70,000 /annum | On Application | Available |
| 1st | 1,660 | 154.22 | £45,000 /annum | On Application | Available |
| 3rd | 3,320 | 308.44 | £90,000 /annum | On Application | Available |
| 4th | 3,220 | 299.15 | £87,300 /annum | On Application | Available |
| Total | 11,455 | 1,064.21 | | | |

Terms

Available on a new lease for a term to be agreed subject to service charge. The lease will be excluded from sections 24-28 of the Landlord & tenant act 1954.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency

James Bryant (SHW)

01273 876252 | 07947 373875
jbryant@shw.co.uk

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/11/2025



Energy performance certificate (EPC)

| | | |
|---|---------------------------|---|
| First Floor 96-97 Queens Road BRIGHTON BN1 3XE | Energy rating B | Valid until: 19 February 2034 |
| | | Certificate number: 0062-3192-9316-7745-8721 |

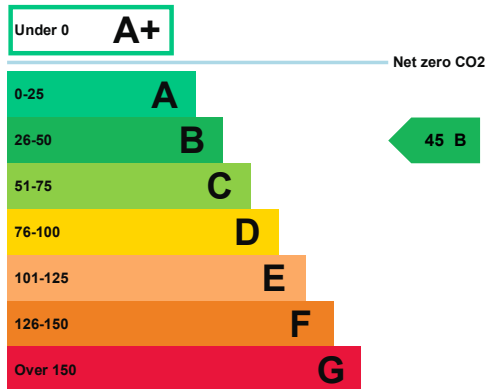
| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 152 square metres |

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 B.



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

17 A

If typical of the existing stock

70 C

Breakdown of this property's energy performance

| | |
|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 9.32 |
| Primary energy use (kWh/m ² per year) | 102 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3773-2834-3310-2071-8027\)](/energy-certificate/3773-2834-3310-2071-8027).

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 | Mr. Oliver Foster |
| Telephone | 01273 458484 |
| Email | info@skyline-epc.com |

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/027026 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Skyline Energy Assessors Ltd |
| Employer address | 6 Skyline View Peacehaven BN10 8EL |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 19 February 2024 |
| Date of certificate | 20 February 2024 |

