



OFFICE / RETAIL TO LET

## GROUND FLOOR

96-99 Queens Road, Brighton, BN1 3XE

GROUND & LOWER GROUND FLOOR SPACE TO LET CLOSE TO BRIGHTON STATION. CLASS E SPACE SUITABLE FOR OFFICE, RETAIL OR LEISURE £70,000 PAX.

3,255 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	3,255 sq ft
<b>Rent</b>	£70,000 per annum Exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£28,305 per annum
<b>Rateable Value</b>	£51,000
<b>Service Charge</b>	A variable service charge is payable on this property, please ask for further details. The estimated cost for the year ending March 2025 is £43,439.44. This is subject to change.
<b>Car Parking</b>	One car parking space
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (45)

## Description

Predominantly open plan office premises arranged over ground & lower ground floor of a purpose built office building. Benefitting from use class E the premises could be suitable for a variety of uses in addition to that of offices such as retail or leisure (STNC). Features within the unit include air conditioning & ventilation, a mix of wood & carpet flooring, breakout/ kitchen area, meeting rooms & WC's whilst the space also comes with 1 parking space.

## Location

The property is located on the eastern side of Queens Road in a central location between Brighton Station (London Victoria 49 minutes) & The Clocktower between Gloucester Road & North Road. The North Laine is located to the east whilst The Lanes, Seafront & Churchill Square Shopping are to the south. Nearby occupiers include Tesco, Sainsburys, Gregg's, Julian Plumart, La Choza & Mange Tout.

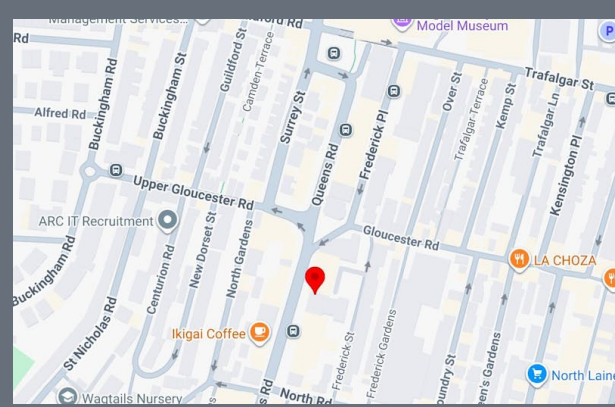
## Accommodation

The accommodation comprises high quality offices accommodation on ground and lower ground floors

Name	sq ft	sq m
Unit - Ground & Lower Ground Floors	3,255	302.40
<b>Total</b>	<b>3,255</b>	<b>302.40</b>

## Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years, with rent reviews at appropriate intervals as required.



## Get in touch

### Max Pollock

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max@eightfold.agency

### James Hawley

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james@eightfold.agency

### Alex Gardner

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alex@eightfold.agency

### James Bryant (SHW)

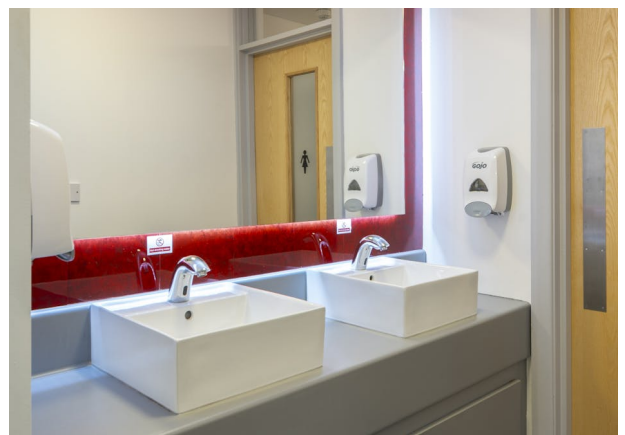
01273 876252 | 07947 373875  
jbryant@shw.co.uk

### Jasmine Dean-Milward (Deleted) (SHW)

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jdean-milward@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 25/11/2025



# Energy performance certificate (EPC)

Ground and Lower Ground  
96-99 Queens Road  
BRIGHTON  
BN1 3XE

Energy rating

**B**

Valid until: **19 February 2034**

Certificate number: **0804-0156-6057-6231-8993**

Property type: Offices and Workshop Businesses

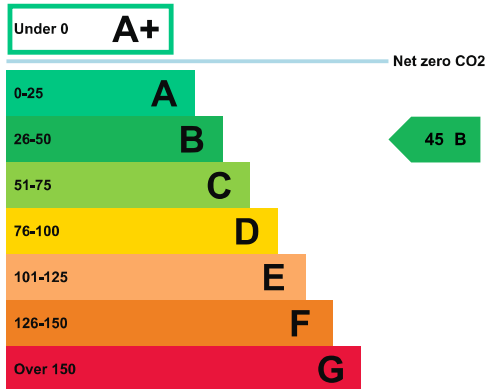
Total floor area: 347 square metres

## 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

**19 A**

If typical of the existing stock

**78 D**

## 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)	9.34
Primary energy use (kWh/m <sup>2</sup> per year)	102

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8446-4921-2701-7690-1561\)](#).

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## 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	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>

### Contacting the accreditation scheme

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

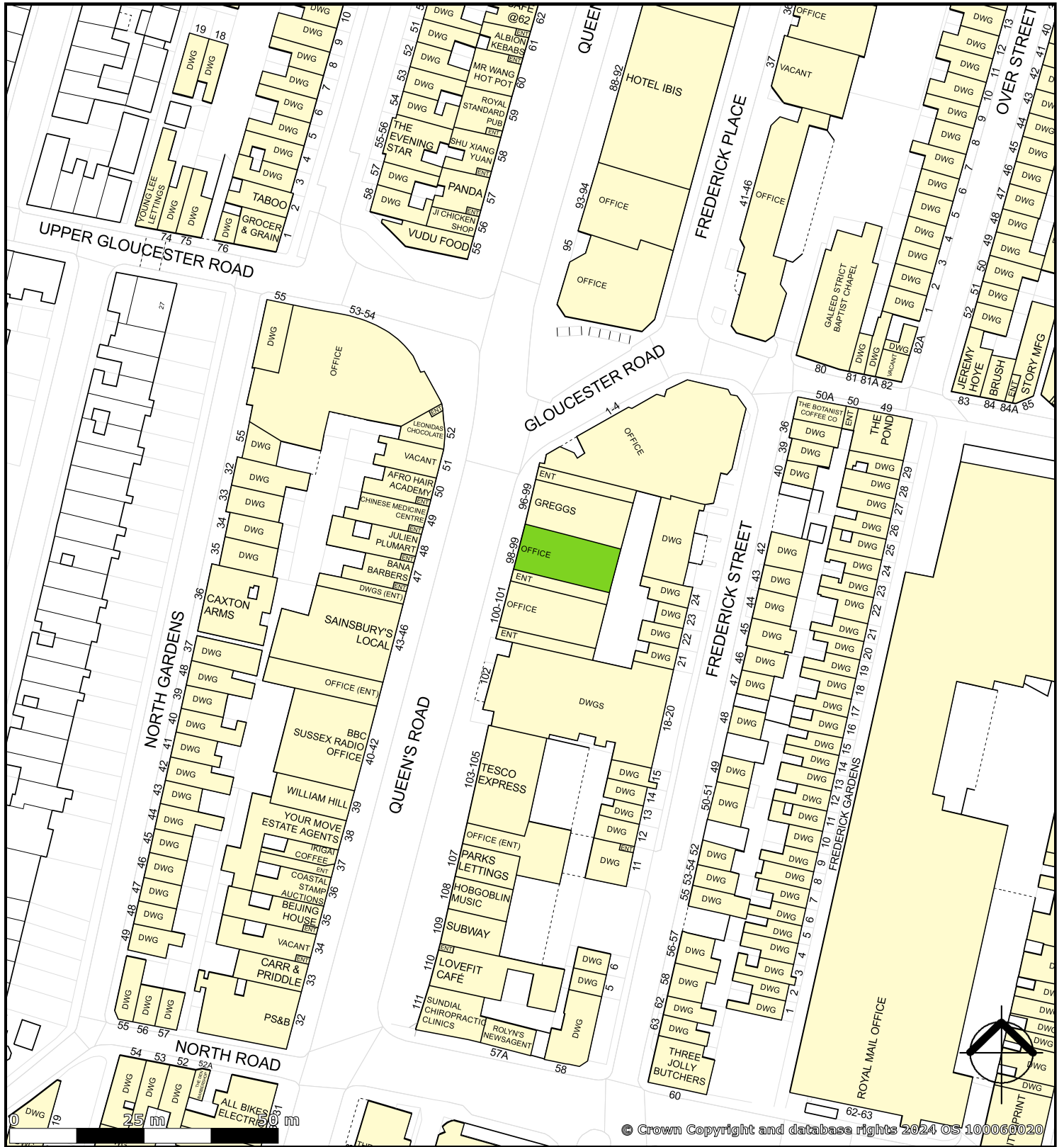
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027026
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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

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96-99 Queens Road, Brighton, BN1



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