



OFFICE TO LET

PRINCES HOUSE, 53-54 QUEENS ROAD

Brighton, BN1 3XB

OPEN PLAN, 3RD FLOOR OFFICE SPACE WITH
PARKING CLOSE TO BRIGHTON STATION - TO LET
3,372 SQ FT

Eightfold
property

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

Summary

Available Size	3,372 sq ft
Rent	£93,000 per annum exclusive of rates, service charge, VAT & all other outgoings.
Rates Payable	£43,290 per annum
Rateable Value	£78,000
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	C (55)

Description

Situated on the 3rd floor of this impressive & imposing building the space comprises an extensively refurbished open plan office space providing CAT A space benefitting from kitchen & rooftop balcony. At basement level there is a secure underground car park, with 6 car parking spaces allocated to the third floor. There is also cycle storage. features include raised access flooring, passenger lift, communal WC's LED lighting, Air conditioning & ventilation systems, suspended ceilings & access control system.

Location

The building sits on the West side of Queens Road, on the junction intersecting Gloucester Road, Surrey Street and Upper Gloucester Road 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:

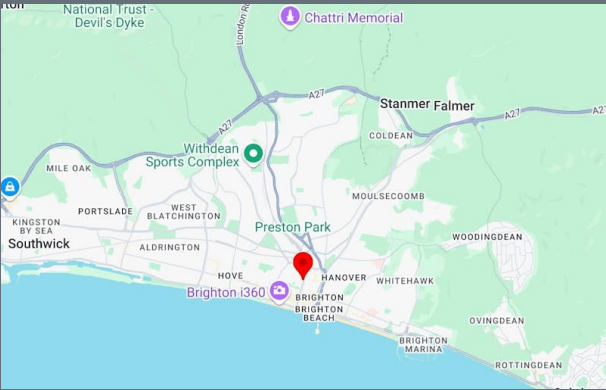
Name	sq ft	sq m
3rd	3,372	313.27
Total	3,372	313.27

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.

AML

Tenants will be required to provide the normal anti money laundering documents.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

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 29/08/2025





Princes House

Queens Road, Brighton, BN1 3XB



3,372 sq ft of high quality fitted offices with secure car parking

Description

The available office accommodation is on the third floor and extends to 3,372 sq ft. The space comprises modern, high quality open plan offices in CAT A condition ready for an ingoing occupier to carry out their fit out.

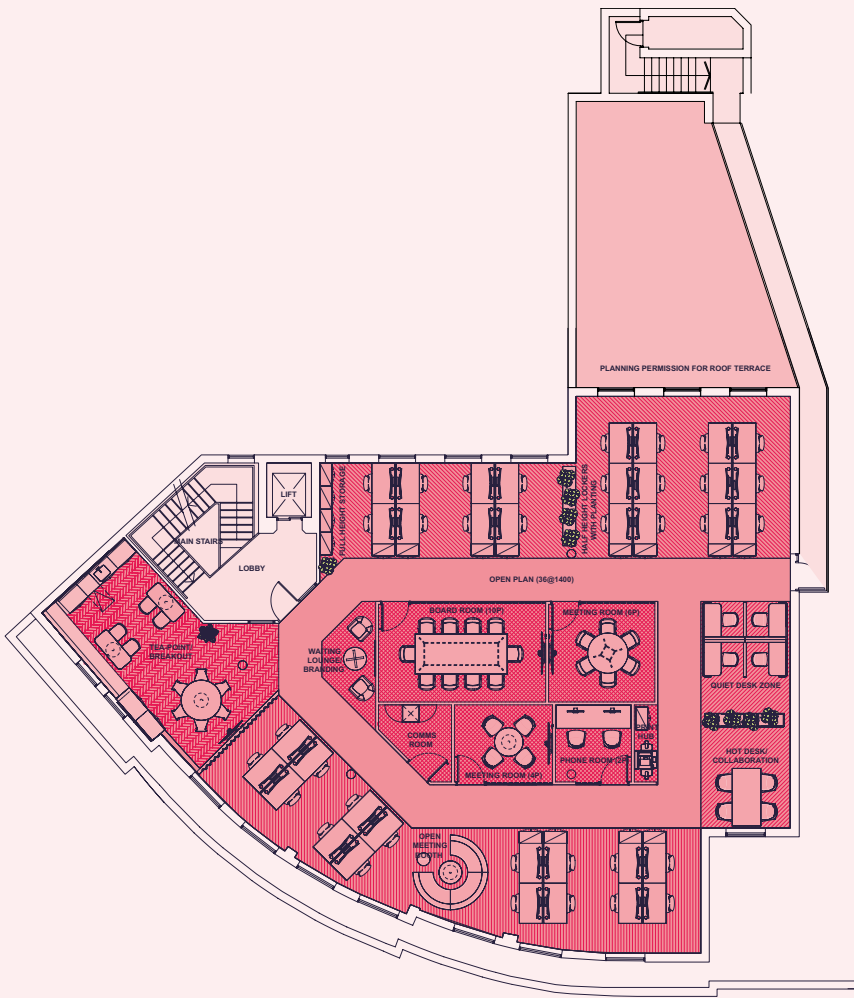
The landlord will consider delivering a fitted suite and providing furniture packages.

The entrance, toilets, common parts and kitchen suite are due to undergo a comprehensive refurbishment, this will also

include significant upgrades to the end of journey facilities.

At basement level, there is a secure underground car park, with 6 car parking spaces allocated to the third floor. There is also cycle storage.

Planning permission has been granted to install a roof terrace for the sole use of the third floor occupant. More detail on request.



Third floor - potential fit out

Potential internal fit out

Floor	sq ft	sq m
Third	3,372	313.26
Total	3,372	313.26

Furniture not included but landlord will consider providing subject to wider terms. Floor plan not to scale, for indicative purposes only.



Amenities



Raised access flooring



6 car spaces including disabled



Passenger lift



Open plan floor plates



Communal WCs



LED lighting



Air conditioning & ventilation system



Suspended ceiling



Access control system



Bicycle parking



Location

Princes House is prominently situated on Queens Road in Brighton city centre. The building occupies an impressive corner position and is within approximately 150 metres of Brighton’s mainline railway station and public transport hub.

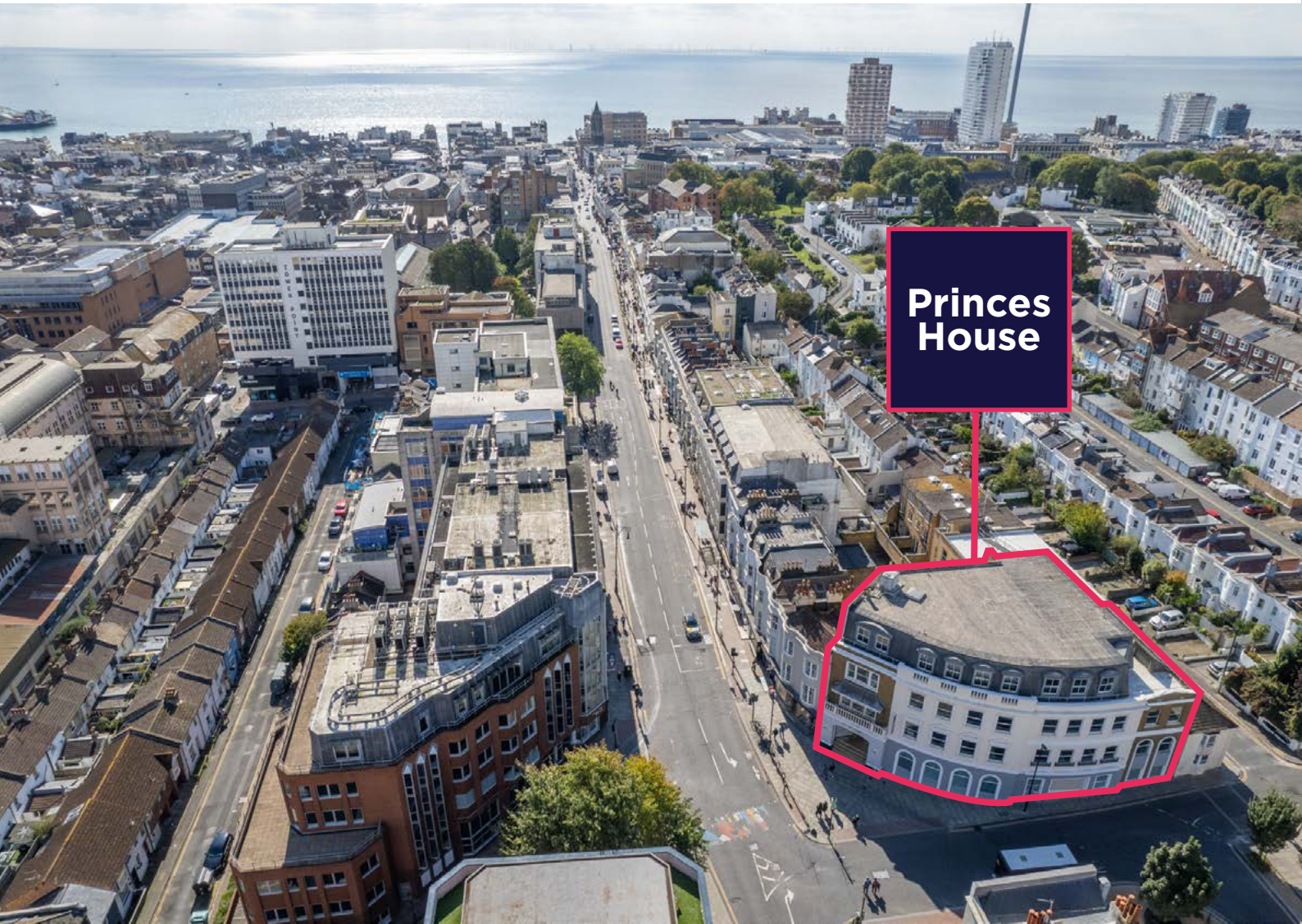
There are numerous amenities within walking distance, including coffee shops, restaurants, shopping, entertainment, hotels and car parks.

Churchill Square, the seafront, the North Laine and extensive bus services to all parts of the wider conurbation are conveniently accessible.

Brighton railway station provides fast access to London and Gatwick Airport. Brighton attracts a high proportion of office occupiers in the creative, digital, technology and financial services sectors.

By car 	Miles
A27 Devils Dyke Interchange	3
Eastbourne	23
Gatwick Airport	28
M25 J7	34
Portsmouth	47

By train 	Mins
Gatwick Airport	24
London Victoria	56
London Bridge	63



Local amenities



CULTURE & ENTERTAINMENT

- 1 ROYAL PAVILLION
- 2 BRIGHTON MUSEUM & ART GALLERY
- 3 THE BRIGHTON CENTRE
- 4 BRIGHTON I360
- 5 BRIGHTON BEACH
- 6 BRIGHTON PALACE PIER
- 7 SEA LIFE BRIGHTON
- 8 THEATRE ROYAL
- 9 PURE GYM
- 10 FITNESS FIRST GYM



CAFÉS & RESTAURANTS

- 11 THE SALT ROOM
- 12 THE IVY
- 13 GAILS BAKERY
- 14 COAL SHED
- 15 FLINT HOUSE
- 16 KINDLING
- 17 DISHOOM PERMIT ROOMS
- 18 BOTANIST COFFEE CLUB
- 19 BURNT ORANGE
- 20 EMBERS
- 21 BREAD & MILK
- 22 TRADING POST
- 23 CAFÉ COHO



ACCOMMODATION

- 24 HOTEL DU VIN BRIGHTON
- 25 THE OLD SHIP HOTEL
- 26 QUEENS HOTEL BRIGHTON
- 27 THE GRAND BRIGHTON
- 28 IBIS HOTEL
- 29 HARBOUR HOTEL BRIGHTON
- 30 DOUBLE TREE HILTON



RETAIL

- 31 CHURCHILL SQUARE SHOPPING CENTRE
- 32 MARKS & SPENCER
- 33 DUKES LANE
- 34 THE LANES
- 35 NORTH LAINE BAZAAR
- 36 SAINSBURY'S LOCAL
- 37 TESCO EXPRESS
- 38 GREGGS

Our commitment to our customers

Hargreaves, established over 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider South East. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs
- Deliver a best-in-class property management service from our locally based offices in Rustington
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment
- For full details please visit: www.hargreaves.co.uk/about-us



HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

01903 777 772
brighton@hargreaves.co.uk

Further information

Viewings

Strictly through the letting agent.

EPC

EPC rating C.

Terms

Upon application.

Contact

James Bryant
01273 876 252
07947 373 875
jbryant@shw.co.uk



Max Pollock
01273 672 999 Ext: 1002
07764 794 936
max@eightfold.agency

Eightfold
property

Misrepresentation Act: SHW & Hargreaves give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of neither SHW nor Hargreaves has any authority to make any representation or warranty whatsoever in relation to this property. Designed by www.take-shape.co.uk. Jun 2025.

Energy performance certificate (EPC)

3RD FLOOR PRINCES HOUSE 53-54 QUEENS ROAD BRIGHTON BN1 3XB	Energy rating C	Valid until: 25 April 2031
		Certificate number: 3746-6104-1744-6351-9005

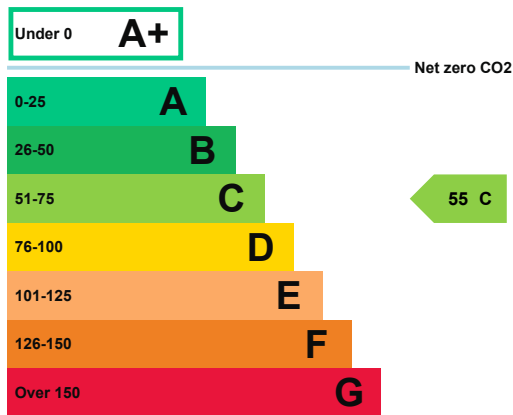
Property type	B1 Offices and Workshop businesses
Total floor area	303 square metres

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 C.



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

20 A

If typical of the existing stock

58 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	49.48
Primary energy use (kWh/m2 per year)	292

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2851-2248-0837-0849-4469\)](/energy-certificate/2851-2248-0837-0849-4469).

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	Simon Beeching
Telephone	07740 405 603
Email	simon.beeching2@btinternet.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/015321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2021
Date of certificate	26 April 2021