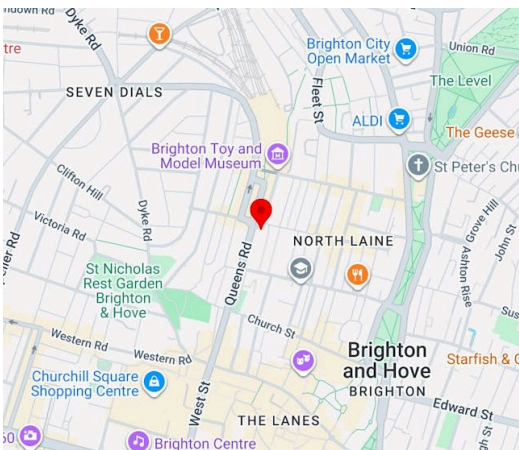




1-5 Queens Road Quadrant, Brighton, BN1 3XJ

Office To Let | £27.50 - £30 per sq ft per annum exclusive of rates, VAT, service charge & all other outgoings. | 2,280 to 18,808 sq ft

OUTSTANDING, MODERN, CENTRAL BRIGHTON OFFICES TO LET



Description

All floors have been extensively refurbished to provide light and modern office space. The 2nd & 4th floors benefit from private outdoor terrace with views across the city. Each suite provides high quality open plan offices in CAT A condition ready for an ingoing occupier to carry out their fit out. At basement level, there is an under croft car park providing allocated car parking spaces for the occupiers. The property benefits from showers and secure cycle storage. All images used for indicative purposes.

Location

QRQ occupies a prominent position at the junction of Queens Road and Gloucester Road, 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.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Availability
Lower Ground - Offices	5,221	485.05	£27.50	Available
Upper Ground - Offices	5,417	503.26	£30	Available
2nd - Offices with Balcony	2,960	274.99	£30	Available
3rd - Offices	2,930	272.21	£30	Available
4th - Offices with Balcony	2,280	211.82	£30	Available
Total	18,808	1,747.33	£29.50	

Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a term to be agreed. Leases will be outside of the landlord & tenant act 1954.

Summary

- Rent: £27.50 - £30 per sq ft per annum exclusive of rates, VAT, service charge & all other outgoings.
- Business rates: TBA
- Service charge: A service charge will be payable for shared costs of the building, please ask for further information.
- Car parking charge: n/a
- VAT: Applicable
- Legal fees: The incoming tenant will be responsible for the landlords legal costs if they commence legal & then withdraw but otherwise each side pays their own.
- EPC: B (46)
- Lease: New Lease

Further information

- [View details on our website](#)
- [Watch a video](#)
- [View Microsite](#)

Contact & Viewings



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All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be charged at a cost of £50 plus VAT per person. Where applicants require more than 5 accompanied viewings prior to completion the agent reserves the right to charge an hourly fee for doing so.

