



# 93-94 Queens Rd

Brighton, BN1 3XE



1,868 sq ft of high quality fitted offices with secure car parking

# Description

The available office accommodation is on the first floor and extends to 1,868 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.

At basement level, there is a secure underground car park, with 1 car parking space being allocated to the first floor. There is also cycle storage.



Floor	sq ft	sq m
First	1,868	174
<b>Total</b>	<b>1,868</b>	<b>174</b>

*Furniture not included but landlord will consider providing subject to wider terms.*

# Amenities



Perimeter trunking



1 car parking space



Passenger lift



Open plan floor plate



Bicycle parking



LED lighting



Air conditioning & ventilation system



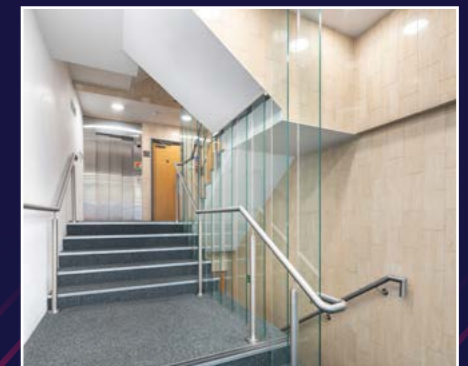
Suspended ceiling



Access control system



Kitchen areas




# Location

93 - 94 Queens Road occupies a prominent position on Queens Road and is within approximately 140 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

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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](http://www.hargreaves.co.uk/about-us)



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## Further information

### Viewings

Strictly through the letting agent.

### EPC

EPC rating C.

### Terms

Upon application.

### Contact

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