



OFFICE TO LET

## QUEENS ROAD QUADRANT

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

OUTSTANDING, MODERN, CENTRAL BRIGHTON  
OFFICES TO LET

2,280 TO 18,808 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	2,280 to 18,808 sq ft
<b>Rent</b>	£27.50 - £30 per sq ft per annum exclusive of rates, VAT, service charge & all other outgoings.
<b>Business Rates</b>	TBA
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The incoming tenant will be responsible for the landlords legal costs if they commence legals & then withdraw but otherwise each side pays their own.
<b>EPC Rating</b>	B (46)

## 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.

## 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

The accommodation comprises the following areas:

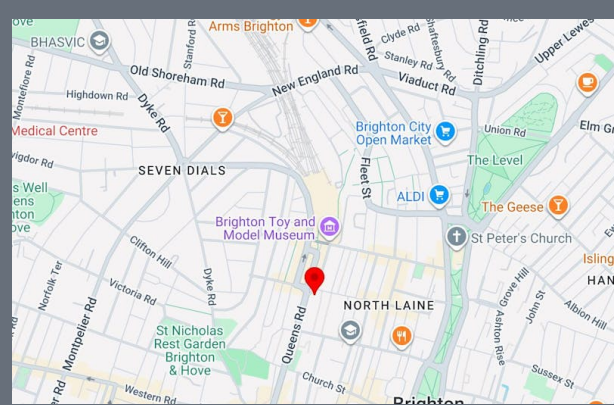
Name	sq ft	sq m	Availability
Lower Ground - Offices	5,221	485.05	Available
Upper Ground - Offices	5,417	503.26	Available
2nd - Offices with Balcony	2,960	274.99	Available
3rd - Offices	2,930	272.21	Available
4th - Offices with Balcony	2,280	211.82	Available
<b>Total</b>	<b>18,808</b>	<b>1,747.33</b>	

## 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.

## AML & KYC

AML 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.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

**Emma Ormiston (SHW)**

01273 876200 | 07947 373565  
eormiston@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 30/01/2026



# QRQ

Queens Road, Brighton, BN1 3XJ



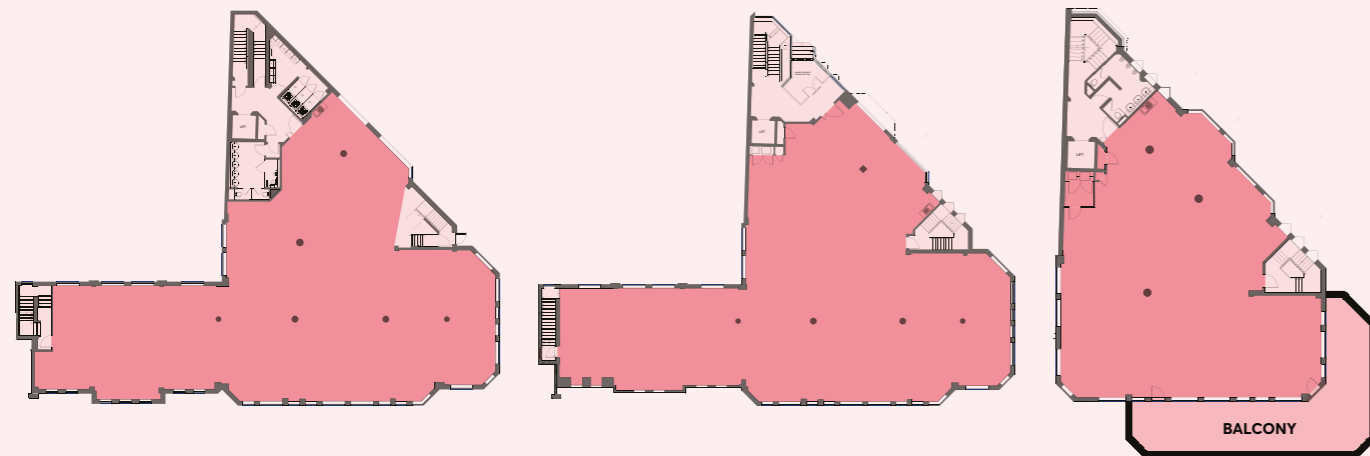
18,808 sq ft of high quality fitted offices with secure car parking

# 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.

At basement level, there is an undercroft car park providing allocated car parking spaces for the occupiers. The property benefits from showers and secure cycle storage.

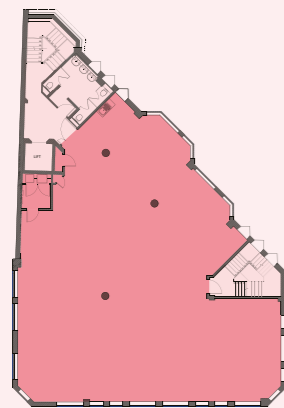
Each suite provides high quality open plan offices in CAT A condition ready for an ingoing occupier to carry out their fit out.



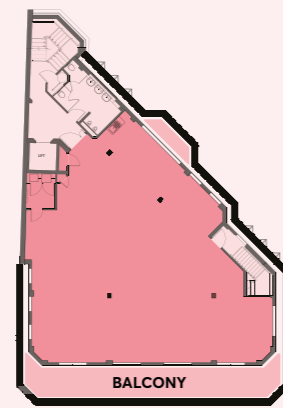
Lower ground floor

Upper ground floor

Second floor



Third floor



Fourth floor

Floor	sq ft	sq m
Fourth + balcony	2,280	212
Third	2,930	272
Second + balcony	2,960	275
Upper ground	5,417	503
Lower ground	5,221	485
<b>Total</b>	<b>18,808</b>	<b>1,747</b>

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

# Amenities



Open plan floorplates



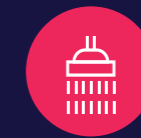
Car parking



8 person passenger lift



Carpeting



Shower Facilities



Kitchenette areas



EV Charging



LED light panels



Air conditioning & ventilation system



Suspended ceiling



Access control system



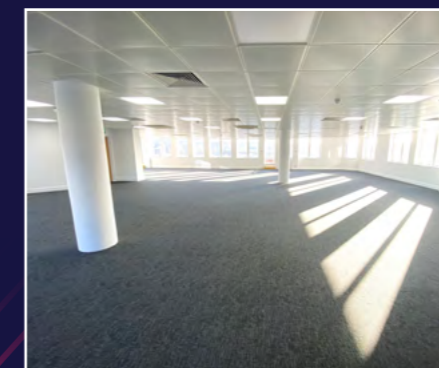
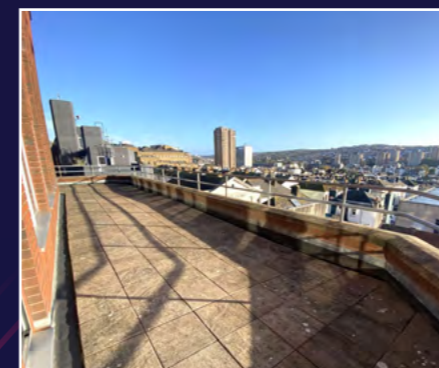
Bicycle parking



Private terraces on some floors



Raised access floors




# Location

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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	 CAFÉS & RESTAURANTS	 ACCOMMODATION	 RETAIL
1 ROYAL PAVILLION	11 THE SALT ROOM	24 HOTEL DU VIN BRIGHTON	31 CHURCHILL SQUARE SHOPPING CENTRE
2 BRIGHTON MUSEUM & ART GALLERY	12 THE IVY	25 THE OLD SHIP HOTEL	32 MARKS & SPENCER
3 THE BRIGHTON CENTRE	13 GAILS BAKERY	26 QUEENS HOTEL BRIGHTON	33 DUKES LANE
4 BRIGHTON I360	14 COAL SHED	27 THE GRAND BRIGHTON	34 THE LANES
5 BRIGHTON BEACH	15 FLINT HOUSE	28 IBIS HOTEL	35 NORTH LAINE BAZAAR
6 BRIGHTON PALACE PIER	16 KINDLING	29 HARBOUR HOTEL BRIGHTON	36 SAINSBURY'S LOCAL
7 SEA LIFE BRIGHTON	17 DISHOOM PERMIT ROOMS	30 DOUBLE TREE HILTON	37 TESCO EXPRESS
8 THEATRE ROYAL	18 BOTANIST COFFEE CLUB		38 GREGGS
9 PURE GYM	19 BURNT ORANGE		
10 FITNESS FIRST GYM	20 EMBERS		
	21 BREAD & MILK		
	22 TRADING POST		
	23 CAFÉ COHO		

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



01903 777 772  
[brighton@hargreaves.co.uk](mailto:brighton@hargreaves.co.uk)

## Further information

### Viewings

Strictly through the letting agent.

### EPC

EPC rating B.

### Contact

**Emma Ormiston**  
07947 373 565  
[eormiston@shw.co.uk](mailto:eormiston@shw.co.uk)



### Terms

Upon application.

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](http://www.take-shape.co.uk). Jan 2026.

# Energy performance certificate (EPC)

1-5 Queens Road Quadrant & 25-34 Frederick Street BRIGHTON BN1 3XJ	Energy rating	Valid until:	<b>7 August 2028</b>
	<b>B</b>	Certificate number:	<b>9130-3013-0188-0500-5525</b>

Property type **B1 Offices and Workshop businesses**

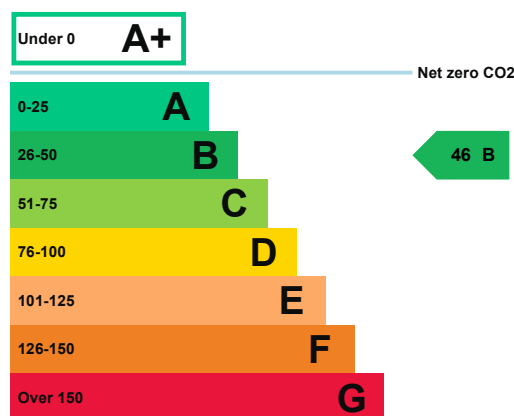
Total floor area **2,656 square metres**

## 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

25 A

If typical of the existing stock

74 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	29.32
Primary energy use (kWh/m <sup>2</sup> per year)	171

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0510-0548-3189-0123-5006\)](/energy-certificate/0510-0548-3189-0123-5006).

## 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	<a href="mailto:simon.beeching2@btinternet.com">simon.beeching2@btinternet.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/015321
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	25 July 2018
Date of certificate	8 August 2018

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