



OFFICE / RESTAURANT / CAFE / RETAIL / HIGH STREET RETAIL / RETAIL - IN TOWN TO LET

## GROUND FLOOR

100-101 Queens Road, Brighton, BN1 3XF

DESIRABLE RETAIL/ OFFICE UNIT IN CENTRAL  
BRIGHTON - TO LET

1,565 SQ FT

**Eightfold**  
property

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

# Summary

<b>Available Size</b>	1,565 sq ft
<b>Rent</b>	£39,125 per annum exclusive of rates, VAT and all other outgoings
<b>Rates Payable</b>	£13,348.25 per annum
<b>Rateable Value</b>	£26,750
<b>Service Charge</b>	A service charge will be payable in addition to rent. Please ask for further details on amount.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	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.
<b>EPC Rating</b>	B (39)

## Description

An open plan, Ground Floor unit suitable for retail or office within an impressive landmark building in Central Brighton. The space is well suited for a variety of uses, benefiting from a prominent frontage in a high footfall location. Amenities include perimeter trunking, 1 car parking space, LED lighting, air conditioning, suspended ceilings and bike storage.

## Location

The building sits on the East side of Queens Road towards the northern end, 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:

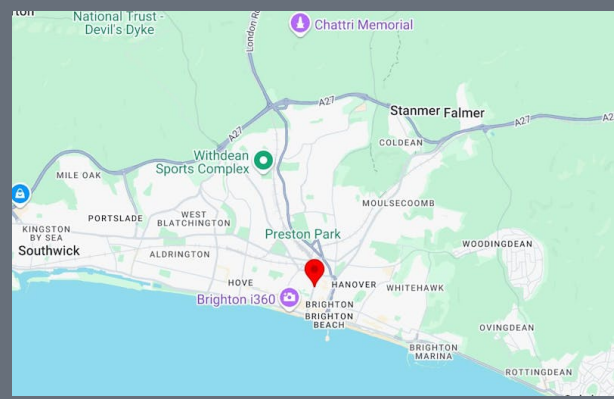
Name	sq ft	sq m
Ground	1,565	145.39
<b>Total</b>	<b>1,565</b>	<b>145.39</b>

## Terms

Available on a new lease for a term to be agreed on a lease that will be excluded from sections 24-28 of the Landlord & tenant act 1954. Rent payable will be exclusive of rates, service charge, utilities & subject to VAT.

## AML

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



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Hawley**

01273 672999 | 07935 901 877  
james@eightfold.agency

**James Bryant (SHW)**

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

## Eightfold Property

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# 100-101 Queens Rd

Brighton, BN1 3XE



4,799 sq ft of high quality fitted offices with secure car parking

# Description

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 fitted suites and providing furniture packages.

At basement level, there is an under croft car park providing allocated car parking spaces for the occupiers. There is also secure cycle storage.



Ground floor

First floor

Second floor



Floor	sq ft	sq m
Ground	1,565	145,39
First	1,617	150,22
Second	1,617	150,22
<b>Total</b>	<b>4,799</b>	<b>445,83</b>

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

# Amenities



Perimeter trunking



1 car parking space per floor



Passenger lift



Open plan floor plates



Kitchen breakout areas



LED lighting



Air conditioning & ventilation system



Suspended ceiling



Access control system



Bicycle parking




# Location

100-101 Queens Road occupies a prominent position on Queens 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.

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	23 HOTEL DU VIN BRIGHTON	30 CHURCHILL SQUARE SHOPPING CENTRE
2 BRIGHTON MUSEUM & ART GALLERY	12 THE IVY	24 THE OLD SHIP HOTEL	31 MARKS & SPENCER
3 THE BRIGHTON CENTRE	13 GAILS BAKERY	25 QUEENS HOTEL BRIGHTON	32 DUKES LANE
4 BRIGHTON I360	14 COAL SHED	26 THE GRAND BRIGHTON	33 THE LANES
5 BRIGHTON BEACH	15 FLINT HOUSE	27 IBIS HOTEL	34 NORTH LAINE BAZAAR
6 BRIGHTON PALACE PIER	16 KINDLING	28 HARBOUR HOTEL BRIGHTON	35 SAINSBURY'S LOCAL
7 SEA LIFE BRIGHTON	17 DISHOOM PERMIT ROOMS	29 DOUBLE TREE HILTON	36 TESCO EXPRESS
8 THEATRE ROYAL	18 BOTANIST COFFEE CLUB		37 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.

### Terms

Upon application.

### Contact

**James Bryant**  
01273 876 252  
07947 373 875  
[jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)



**Max Pollock**  
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07764 794 936  
[max@eightfold.agency](mailto:max@eightfold.agency)



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# Energy performance certificate (EPC)

100-101 Queens Road BRIGHTON BN1 3XF	Energy rating	Valid until: 21 November 2032
	<b>B</b>	Certificate number: 4059-7195-8648-3139-8720

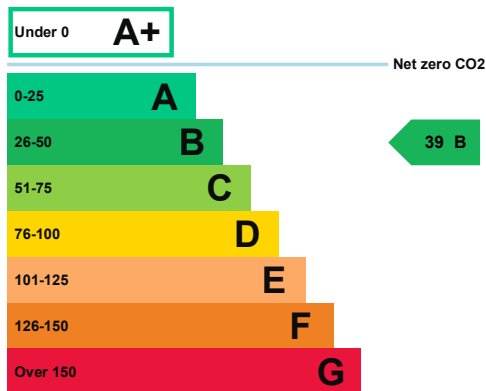
Property type	Offices and Workshop Businesses
Total floor area	1,190 square metres

## 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

16 A

If typical of the existing stock

64 C

## 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)	7.8
Primary energy use (kWh/m <sup>2</sup> per year)	79

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5096-3263-2809-2039-4271\)](#).

## 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	Richard Quantrill
Telephone	07740177672
Email	<a href="mailto:richard.quantrill@nsc.co.uk">richard.quantrill@nsc.co.uk</a>

### Contacting the accreditation scheme

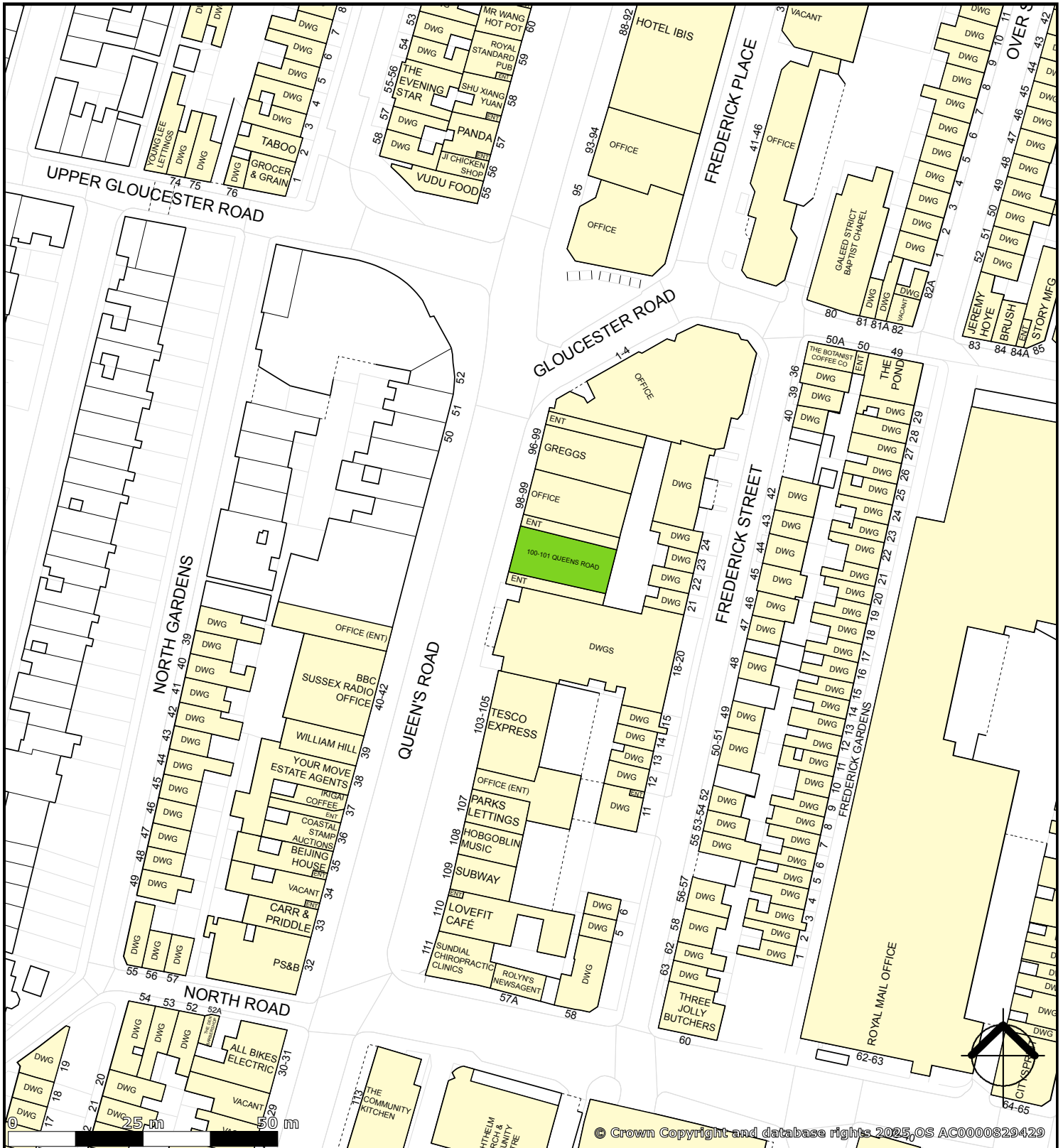
If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008161
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Skyline Energy Assessors
Employer address	Bluesky Business Centre, 25 Cecil Pashley Way, Shoreham-by-Sea, BN43 5FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 June 2022
Date of certificate	22 November 2022

Hyperion House, 100-101 Queens Road, Brighton, BN1



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