



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
Total	4,799	445,83

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		

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- 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



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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



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



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