



OFFICE TO LET

GROUND, 1ST, 3RD & 4TH FLOORS

96-97 Queens Road, Brighton, BN1 3XE

IMPRESSIVE, OFFICE SUITES WITH PARKING &
CLOSE TO BRIGHTON STATION, TO LET

1,660 TO 11,455 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	1,660 to 11,455 sq ft
Rent	£45,000 - £294,300 per annum exclusive of rates, VAT service charge & all other outgoings.
Business Rates	N/A
Service Charge	A service charge will be payable in addition to rent. Please ask for further details on amount
VAT	Applicable
Legal Fees	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.
EPC Rating	B (45)

Description

A First Floor office suite within an office building in central Brighton. The unit benefits from large east and west-facing windows to incorporate plenty of natural light, as well as a kitchenette. The building itself has a key fob entry system, and the common ways are well looked after, offering a fantastic presentation to staff and clients. Amenities include breakout areas, parking space, a passenger lift, perimeter trunking, LED lighting, air conditioning, suspended ceilings and cycle 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.

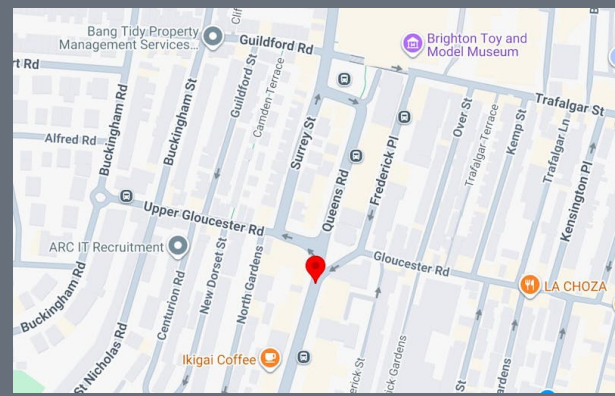
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Availability
Ground - & Lower Ground Space	3,255	302.40	£70,000 /annum	On Application	Available
1st	1,660	154.22	£45,000 /annum	On Application	Available
3rd	3,320	308.44	£90,000 /annum	On Application	Available
4th	3,220	299.15	£87,300 /annum	On Application	Available
Total	11,455	1,064.21			

Terms

Available on a new lease for a term to be agreed subject to service charge. The lease will be excluded from sections 24-28 of the Landlord & tenant act 1954.



Get in touch

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Energy performance certificate (EPC)

First Floor 96-97 Queens Road BRIGHTON BN1 3XE	Energy rating	Valid until: 19 February 2034
	B	Certificate number: 0062-3192-9316-7745-8721

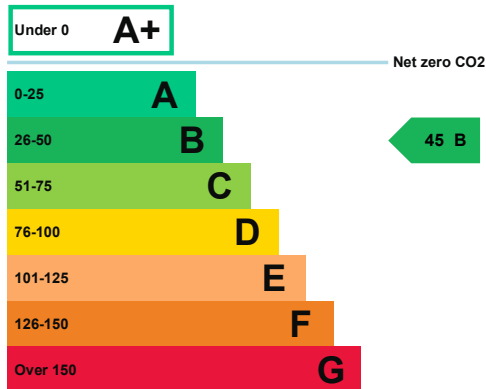
Property type	Offices and Workshop Businesses
Total floor area	152 square metres

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	17 A
If typical of the existing stock	70 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 ₂ /m ² per year)	9.32
Primary energy use (kWh/m ² per year)	102

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3773-2834-3310-2071-8027\)](/energy-certificate/3773-2834-3310-2071-8027).

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	Mr. Oliver Foster
Telephone	01273 458484
Email	info@skyline-epc.com

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/027026
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Skyline Energy Assessors Ltd
Employer address	6 Skyline View Peacehaven BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 February 2024
Date of certificate	20 February 2024

96-97 Queens Road, Brighton, BN1

