



OFFICE TO LET

## 93-94 QUEENS ROAD

Brighton, BN1 3XE

HIGH QUALITY OFFICES TO LET IN CENTRAL  
BRIGHTON- RENT £36,725 PAX.

1,469 SQ FT

**Eightfold**  
property

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



# Summary

<b>Available Size</b>	1,469 sq ft
<b>Rent</b>	£36,725 per annum exclusive of rates, service charge, utilities & all other outgoings.
<b>Rates Payable</b>	£12,100.75 per annum
<b>Rateable Value</b>	£24,250
<b>Service Charge</b>	A service charge will be payable based on a fair proportion of shared costs of the building. Please ask for further information
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (68)

## Description

An open plan office suite situated on the 4th floor of this modern office building. The offices are accessed via a well presented shared lobby & staircase where there is also the benefit of a passenger lift. The office benefits from air conditioning, carpets, LED lighting, an open plan kitchenette & 1 parking space.

## Location

Situated on the Eastern side of Queens Road, approximately 200 yards south of Brighton Mainline Railway Station (London Victoria 49 minutes ). The Lanes, Churchill Square Shopping Centre & The Seafront are located to the south whilst The North Laine is to the east of which all are only a short walk away. Nearby occupiers include Greggs, Tesco Express, Sainsbury's, Pure Gym, 5 Guys & Pizza Express.

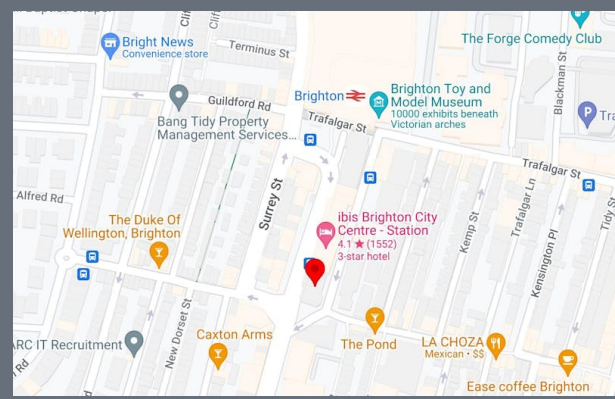
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
4th	1,469	136.47
<b>Total</b>	<b>1,469</b>	<b>136.47</b>

## Terms

Available by way of a new effective full repairing & insuring lease by way of service charge for a minimum term of 5 years, with rent reviews at appropriate intervals as required.



## Get in touch

**Jack Bree**

01273 672999  
jack@eightfold.agency

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**James Bryant (SHW)**

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

**Jasmine Dean-Milward (SHW)**

01273 876233 | 07918 790978  
jdean-milward@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 25/07/2024



# Energy performance certificate (EPC)

93-94 Queens Road  
BRIGHTON  
BN1 3XE

Energy rating

C

Valid until: 8 March 2030

Certificate number: 2616-3077-0602-0800-5401

Property type B1 Offices and Workshop businesses

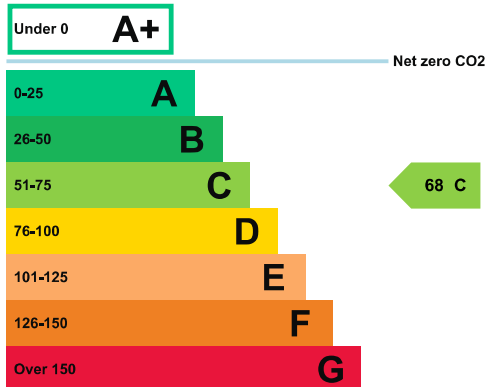
Total floor area 1,472 square metres

## 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 C.



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

28 B

If typical of the existing stock

82 D

## 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)	36.73
Primary energy use (kWh/m <sup>2</sup> per year)	217

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0560-0840-1622-6707-4002\)](#).

---

## 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.

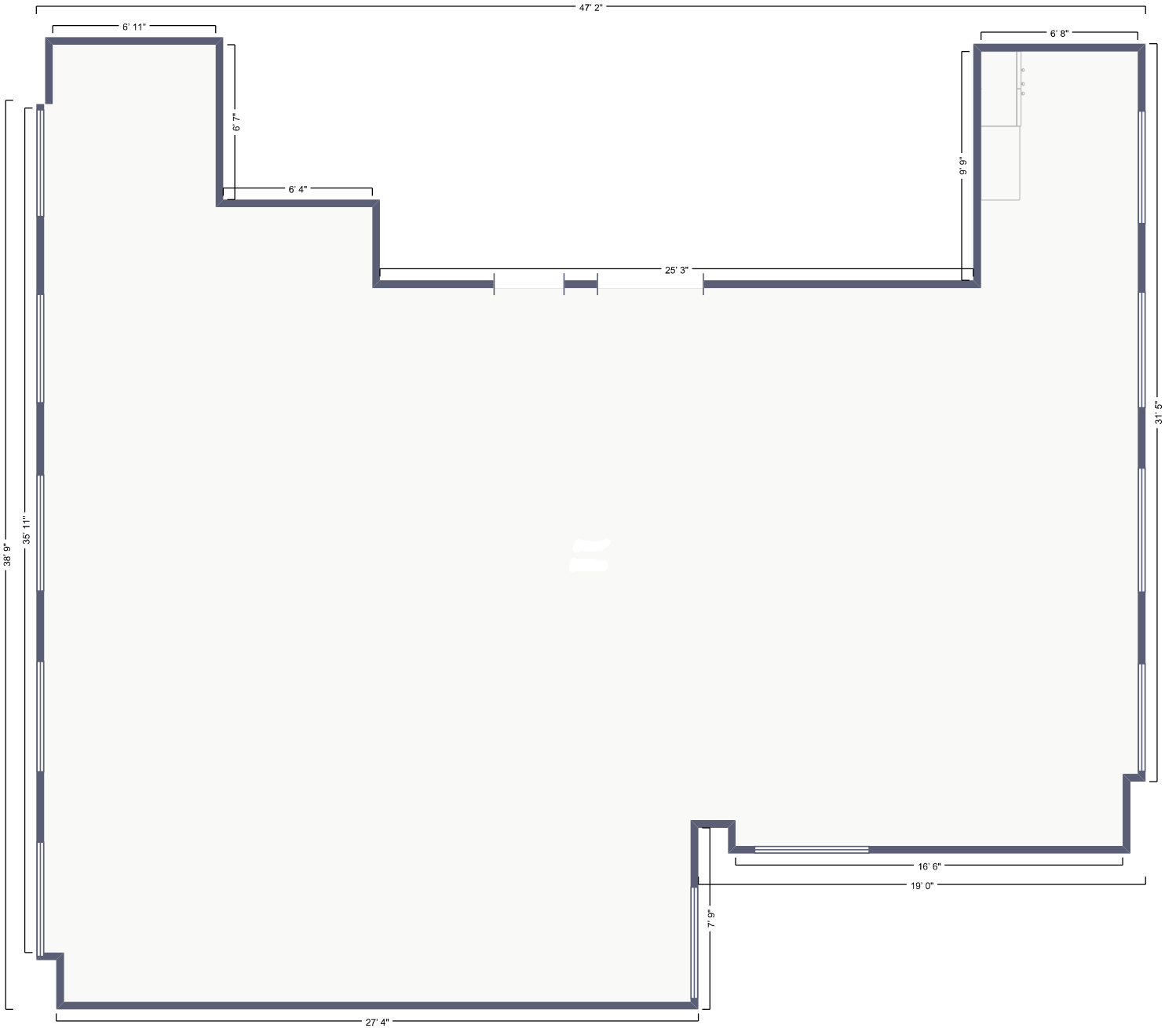
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015321
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	5 March 2020
Date of certificate	9 March 2020

---

# Floorplan



93-94 Queens Road, Brighton, BN1

