

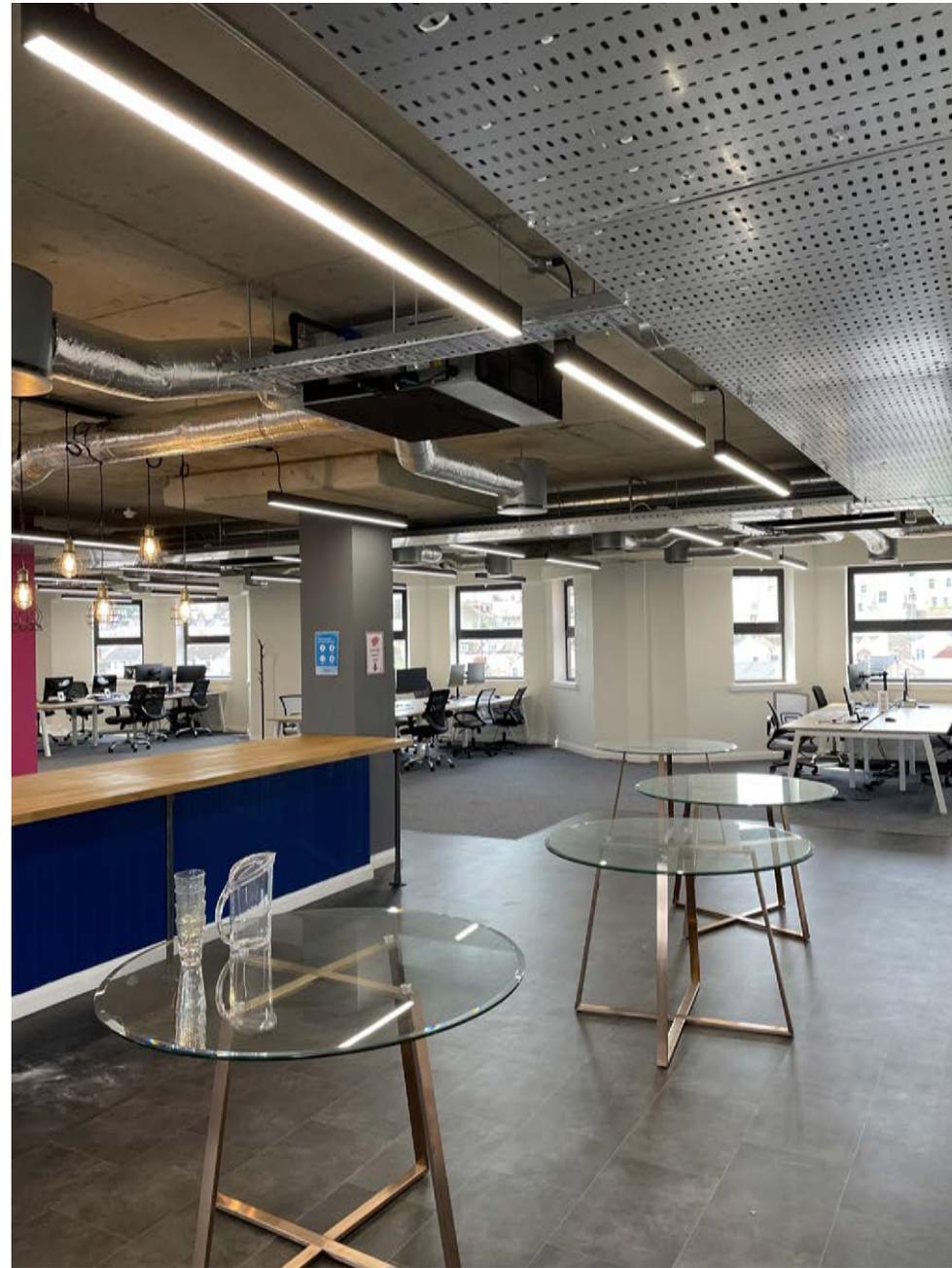
TO LET

4th Floor, Aspect House
84-87 Queens Road, Brighton, East Sussex BN1 3XE



Key Features

- Prime city centre office building
- Located immediately adjacent Brighton railway station
- Comprising modern open plan office accommodation
- Air conditioned
- Exposed services throughout
- Partially fitted including kitchen and break out area
- Newly installed furniture including desking & chairs
- Pre-installed meeting rooms and phone booths
- Super city scape and coastal views





Description & Accommodation

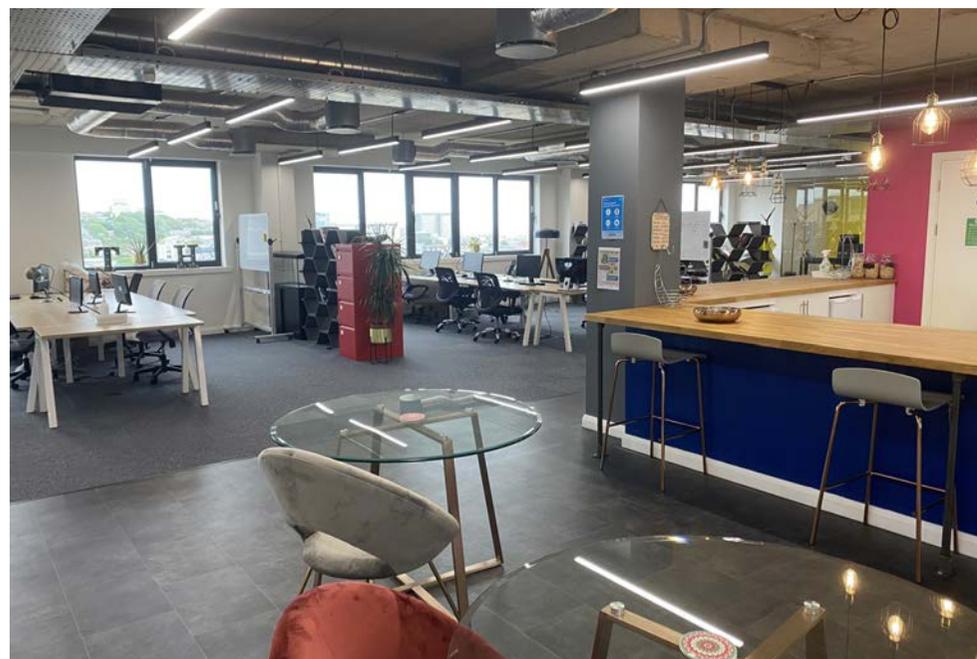
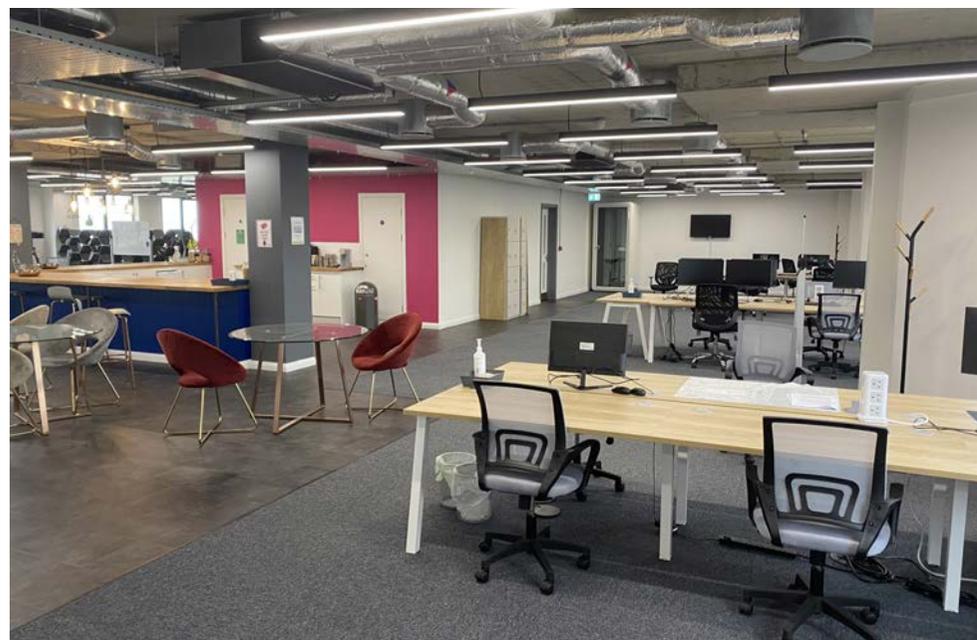
The building has recently undergone a major programme of refurbishment works to reconfigure and refurbish the available floors to create modern open plan workspace arranged over 4 floors and to a Category A specification that includes:

- Exposed ceiling mounted services and galvanised steel cable trays
- Air conditioning Comfort cooling with VRF fan coil units
- Raised access floors
- Floor to Ceiling 3,250mm (floors 2-5)
- 2 x 12 person passenger lifts
- Suspended linear LED light fittings
- Electronic door entry system
- Newly remodelled and refurbished reception / entrance way
- Shower facilities
- Cycle storage area

The 4th floor suite was then subsequently fitted by the former tenant to include the creation of a kitchen, break out areas, and various meeting rooms and pods, and along with the installation of new furniture including desking & chairs, and most of which still presents in virtual brand new condition.

The property has the following approximate NIA:

Floor NIA	Sq Ft	Sq M
Fourth	3,958 sq ft	372 sq m





Location & Situation

The property is situated within an established office location in the city within 50m of Brighton mainline railway station which provides direct services to London Victoria (55 minutes) and Gatwick Airport (33 minutes).

The property is well served by a diverse array of local amenities including shops, restaurants and public car parks with Churchill Square shopping centre and the seafront within easy walking distance. Numerous bus services can be found close by whilst there is an NCP car park a short distance to the south east of the premises.





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Terms

The property is available by way of new full repairing and insuring lease for a term to be agreed at a rental of £32 per sq ft per annum exclusive of rates, business insurance, service charge, heating, lighting etc.

EPC

An EPC for the property can be provided upon request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes

e.deslandes@flude.com

01273 727070

Nick Martin

n.martin@flude.com

01273 727070

Aaron Lees

a.lees@flude.com

01273 727070

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July 2022

