



2nd floor Imperial House
40-42 Queens Road, Brighton BN1 3XB

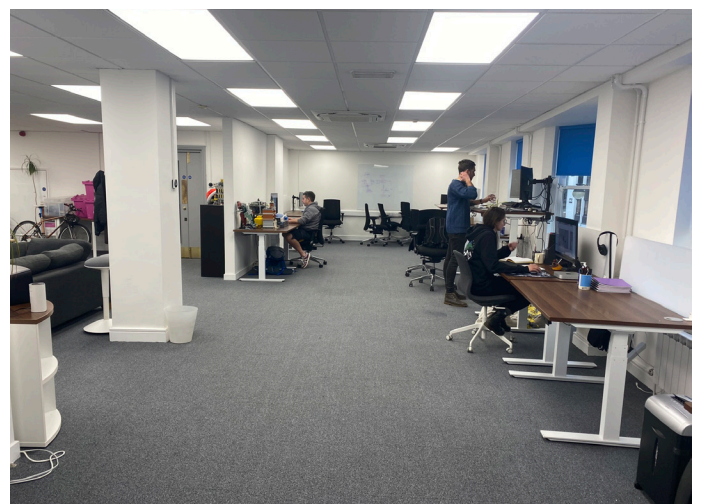
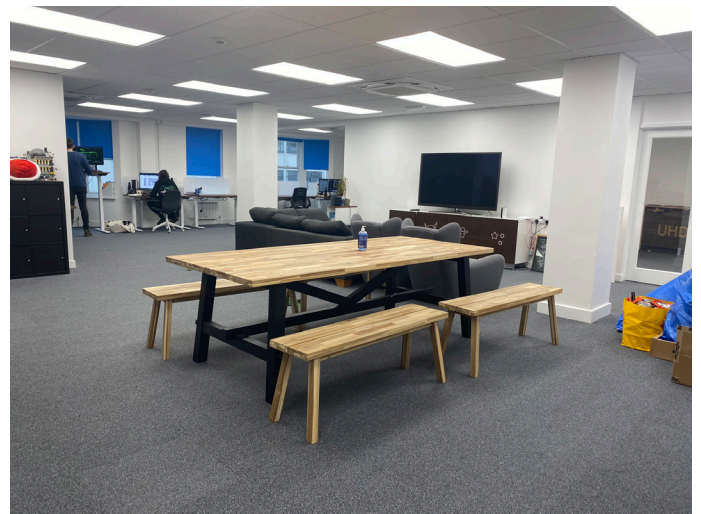
LEASE AVAILABLE

CITY CENTRE OFFICE ACCOMMODATION

Second floor 199.28 sq m / 2,145 sq ft

Key Features:

- Comprising a fully fitted office suite
- Available for immediate occupation
- Located over the second floor of the building
- Including meeting rooms, kitchen and break out areas
- Air conditioning
- Including 2 car parking spaces
- Flexible lease terms available





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Location

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).

Accommodation

The suite is already fitted to provide mainly open plan workspace, along with separate meeting rooms, and a stylish kitchen and break out area.

We understand that the property to comprise following areas: (IPMS Office 3)

Floor	Sq Ft	Sq M
Second	2,145 sq ft	199.28 sq m

EPC

We understand the property to have an EPC rating of C(60).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The accommodation is available by way of sub-lease or lease assignment of an existing 5 year lease expiring in September 2024, at rent passing of £56,850 per annum and on commercial terms to be agreed.

Business Rates

Rateable Value (2017): £31,250.00

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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August 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH