



18 Queens Road
Brighton BN1 3XA

LEASE ASSIGNMENT

MODERN OFFICE ACCOMMODATION

Size 138.20 sq m (1,488 sq ft)

Key Features:

- Located in the city centre
- Within a 5 minute walk of Brighton Station
- First and second floor offices
- Air conditioned
- Self contained access
- Assignment of existing lease





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Location

The property is located in the heart of the city centre towards the southern end of Queen's Road close to its junction with North Street and the local landmark of the Clock Tower.

Situated within an established office location just 5 minutes' walk from the seafront and Brighton Station, the property is well served by a diverse array of local amenities including shops, restaurants and public car parks. Numerous bus services can be found close by.

Accommodation

The subject accommodation is located on the first and second floors of this 3 storey mixed use building. It has its own self-contained entrance to the southern elevation leading to modern office suites with the following amenities:

- Carpeting throughout
- Mix of LED and fluorescent lighting
- Good natural light
- Suspended ceilings
- Gas central heating
- Perimeter trunking
- Air conditioning
- Meeting rooms
- Kitchens on each floor
- Separate male & female WC facilities
- Door entry system
- Shower facilities

The property has the following approximate IPMS Office 3 areas:

Floor	Sq Ft	Sq M
First	744 sq ft	69.10 sq m
Second	744 sq ft	69.10 sq m
Total	1,488 sq ft	138.20 sq m

EPC

We understand the property to have an EPC rating of D.

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 (c) '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 premises is available to let as a whole by way of an assignment which is due to expire on 26 February 2026 with a passing rent of £21,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

The lease is contracted within the security of tenure provisions of the Landlord and Tenant Act 1954.

There is an outstanding rent review, our understanding is that the rent review will likely be settled at £29,000 per annum.

A copy of the lease is available upon request.

Business Rates

Rateable Value (2023): First floor £15,000.
Rateable Value (2023): Second floor £11,500.

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

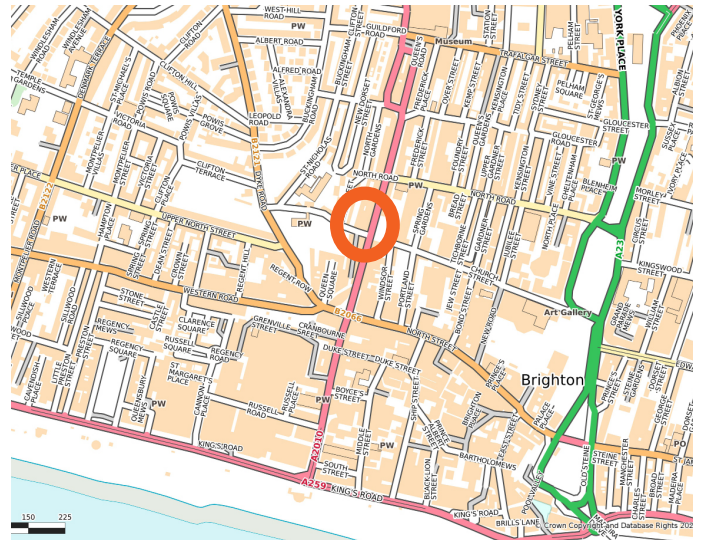
VAT & Legal Fees

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:

Aaron Lees

a.lees@flude.com

01273 727070

www.flude.com

