



**TO LET**

**International House**  
78-81 Queens Road, Brighton BN1 3XE



## Key Features

- Prime city centre office premises arranged over 4 floors
- Available on a floor by floor basis or combined
- Part fitted to include meeting rooms, kitchen and break out areas
- Raised access floors / Air Conditioning / LED lighting (Floors 3 & 4 only)
- Providing fantastic city scape and coastal views
- Superb roof top / courtyard garden (exclusive to level 5)
- Located immediately adjacent Brighton railway station providing easy access to central London and Gatwick Airport.

## Location & Situation

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

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







## Description & Accommodation

The floors are fitted to a modern office specification with amenities including:

- Air conditioning (HVAC system)
- Raised access floors
- Suspended ceilings
- Inset LED lighting (Floors 3&4)
- Fitted Kitchen & break out area (Floors 3&4)
- Roof top garden & courtyard (Floor 5)
- Electronic door entry system
- Shared reception area with on site building manager
- 2 x 12 person passenger lifts
- Car park
- Shower facilities
- Cycle storage area

The property has the following approximate NIA:

Floor NIA	Sq Ft	Sq M
Second	6,517	605.50
Third	5,547	515.30
Fourth	5,175	480.77
Fifth	2,551	237.00
<b>Total</b>	<b>19,790</b>	<b>1,838.57</b>





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## Terms

The accommodation is available to let either as a whole or on a floor by floor basis at a guide rental of £30 psf.

## EPC

An EPC for the property can be provided upon request.

## Legal Fees

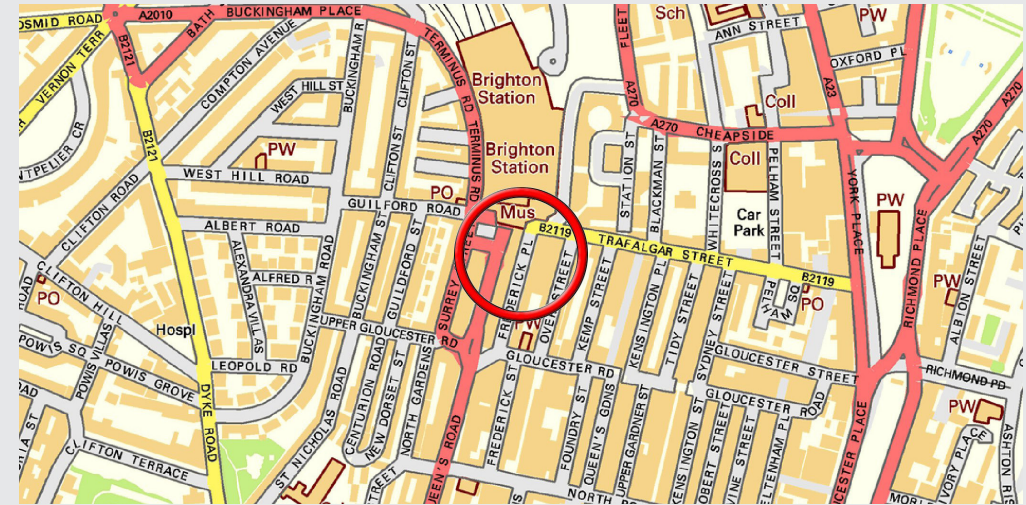
Each party to bear their own legal costs incurred.

## VAT

Rents and prices are quoted exclusive 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 sole agents Flude Property Consultants:

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