



**TO LET**

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



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## Key Features

- Prime city centre office premises arranged over 2 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 (Floor 3 only)
- Providing fantastic city scape and coastal views
- Located immediately adjacent Brighton railway station
- Providing easy access to central London (58 mins to London Victoria) and Gatwick Airport ( 29 mins)
- Ready for immediate occupation
- Flexible lease terms considered
- Guide rent £28 psf





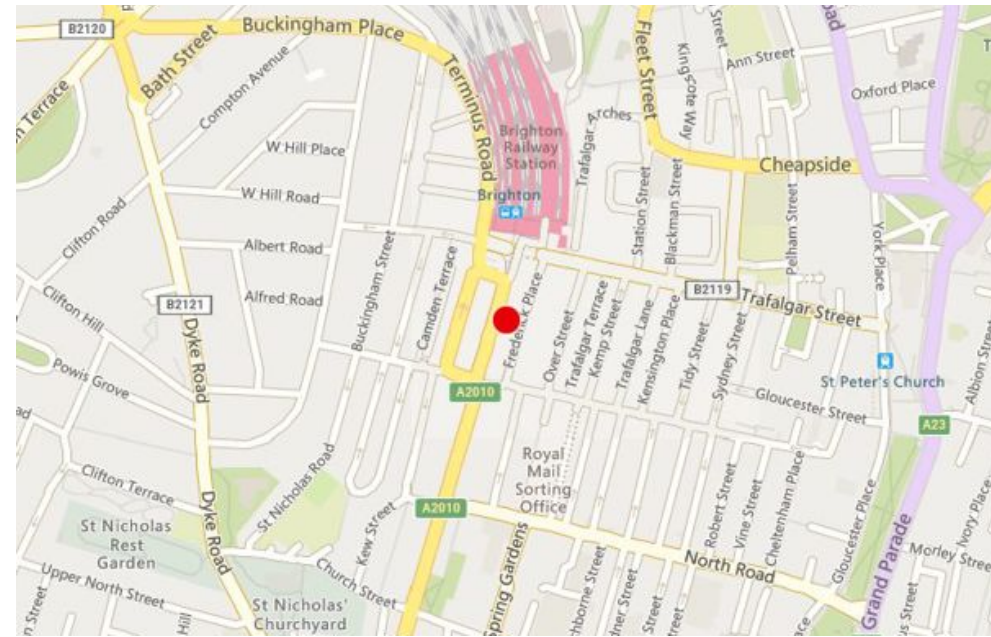


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## Location & Situation

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 by and there is an NCP car park a short distance to the south east of the premises.





## Description & Accommodation

The property comprises the second and third floors of a prominent purpose built office building, situated immediately adjacent Brighton Station.

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

- Air conditioning (HVAC system)
- Raised access floors
- Suspended ceilings
- Inset LED lighting (3rd Floor)
- Fitted Kitchen & break out area (3rd Floor )
- 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 accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
2nd Floor	6,517	605.43
3rd Floor	5,547	515.32
Total	12,064	1,120.75







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## Rateable Value

2nd Floor - Rateable Value (2023): £146,000

2nd Floor - Rateable Value (2026): £167,000

3rd Floor - Rateable Value (2023): £131,000

3rd Floor - Rateable Value (2026): £150,000

## EPC

We understand the property has an EPC rating of C (52).

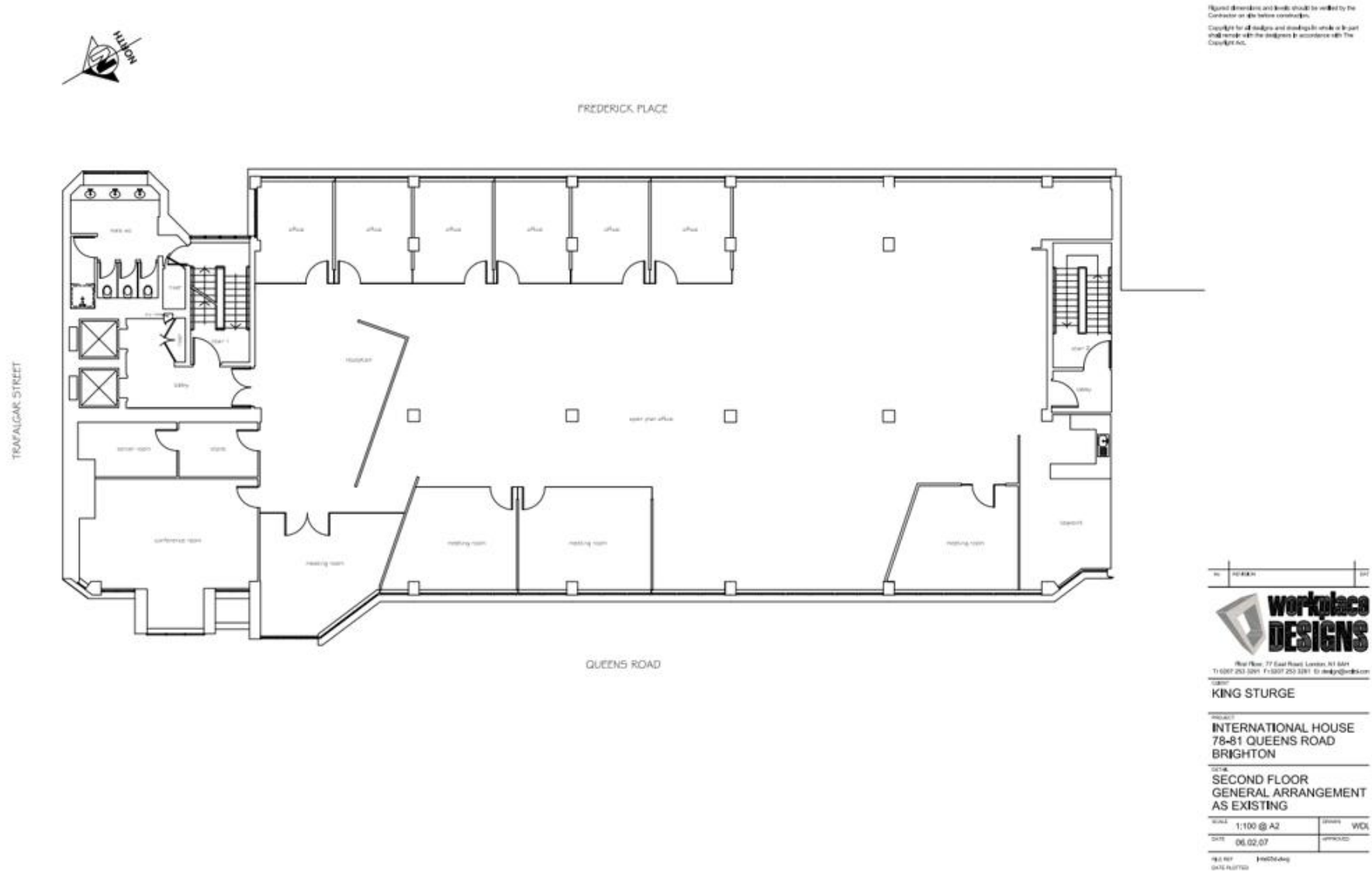
## Planning

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.





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FLOOR PLAN For identification purposes only.





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## Terms

The subject accommodation is available to let either as a whole or on a floor by floor basis at a guide rental of £28 psf per annum exclusive.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is registered for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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8 December 2025

