Flude
PROPERTY CONSULTANTS

GOOD VALUE CITY CENTRE OFFICE ACCOMMODATION
1,264 SQ FT / 117.43 SQ M



TO LET

3rd Floor Front Victoria House
125 Queens Road, Brighton, East Sussex, BN1 3WB

Key Features

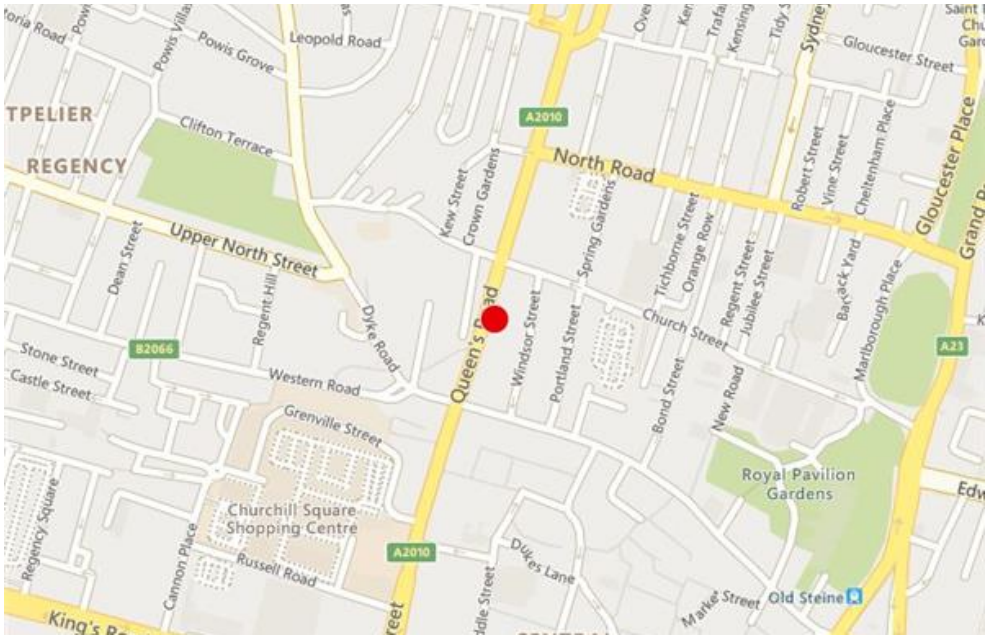
- Competitively priced office accommodation in central Brighton
- Last remaining suite within an otherwise fully let building
- Approximately 5 minutes' walk from Brighton Station
- Prominent city centre location close to the Clock Tower
- Predominantly open-plan layout with glazed meeting room/private office
- Passenger lift and on-site parking
- New lease available
- Flexible terms considered
- Rent £20 psf per annum



Location & Situation

The property occupies a prominent position on Queen's Road in the heart of Brighton city centre, close to its junction with North Street and the landmark Clock Tower.

Situated within an established commercial location, the property is approximately five minutes' walk from Brighton Station, with the seafront also within easy walking distance. The surrounding area offers an extensive range of amenities, including shops, cafés, restaurants and public car parks, together with excellent public transport connections.





Description & Accommodation

Victoria House is a eight storey mixed-use building comprising retail accommodation at ground floor level with offices on the upper floors. The offices benefit from a shared ground floor entrance, with lift and stair access to all floors.

The available accommodation represents the last remaining office suite within an otherwise fully let building. The premises are predominantly open plan, incorporating a glazed partitioned meeting room/private office and private kitchen, providing flexible accommodation suitable for a range of office occupiers.

The accommodation benefits from the following specification:

- Carpet tiled flooring incorporating recessed floor boxes
- Suspended ceilings with recessed LED lighting
- Glazed partitioned meeting room/private office
- Perimeter radiators
- Wall-mounted air conditioning unit (not tested)
- Double glazed windows with fitted blinds
- Private kitchen
- Separate male and female WC facilities
- Door entry system
- Passenger lift
- On-site car parking

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Third Floor Front Suite	1,264	117.43
Total	1,264	117.43





Rateable Value

The premises are awaiting a separate rating assessment following the subdivision of the third floor.

EPC

We understand the property to have an EPC rating of D (88).

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 suite is available by way of a new lease for a term to be agreed and at a guide rent of £20 per sq ft per annum exclusive.

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. We understand the property is registered for VAT.

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Further Information

Please contact the sole agents Flude Property Consultants:

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10 November 2026