

TO LET

OFFICE – 3,372 SQ FT (313.26 SQ M)
Princes House, 3rd Floor, Queens Road, Brighton, BN1 3XB

Rent | £93,000 PAX MODERN OFFICE ACCOMMODATION WITHIN CLOSE PROXIMITY OF BRIGHTON STATION 18 July 2023

LOCATION

Princes House occupies a prominent corner site in the city centre within approximately 200 yards of Brighton mainline railway station. Shopping thoroughfares, the Conference Centre and Seafront are within walking distance.

DESCRIPTION

Princes House provides office space over ground to 3rd floor levels with basement parking. The property benefits from an impressive corner entrance. The available space is on the 3rd floor.

ACCOMMODATION (IPMS 3)

| | SQ FT | SQ M |
|-------------|-------|--------|
| Third Floor | 3,372 | 313.26 |
| TOTAL | 3,372 | 313.26 |

TERMS

To let on a new lease, terms to be agreed.

VAT

VAT is payable on the terms quoted.





AMENITIES

- Open plan office accommodation situated on top floor
- Air conditioning and LED lighting
- · Raised access floors
- · 8-person passenger lift servicing all floors
- · Secure access control system
- Basement car parking 3 car parking spaces allocated to third floor
- Cycle store

RENT

£93,000 per annum exclusive.

RATES

The current April 2023 Rateable Value of the property is £78,000.

SERVICE CHARGE

Service charge will be payable - further information on request.

LEGAL COSTS

Each party will be responsible for their own legal costs.

EPC

The 3rd floor has an EPC rating of C.



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VIEWINGS - 01273 876 200

James Bryant t: 01273 876 252 Jasmine Dean-Milward t: 01273 876209 e: jbryant@shw.co.uk

e: jdean-milward@shw.co.uk



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