



OFFICE TO LET

PRINCES HOUSE, 53-54 QUEENS ROAD

Brighton, BN1 3XB

OPEN PLAN, 3RD FLOOR OFFICE SPACE WITH
PARKING CLOSE TO BRIGHTON STATION - TO LET
3,372 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	3,372 sq ft
Rent	£93,000 per annum exclusive of rates, service charge, VAT & all other outgoings.
Rates Payable	£43,290 per annum
Rateable Value	£78,000
Service Charge	A service charge will be payable in addition to rent. Please ask for further details on amount.
VAT	Applicable
Legal Fees	Each party to bear their own costs. However in the event that either party withdraws from an agreed letting they will be responsible for the other sides legal costs.
EPC Rating	C (55)

Description

Situated on the 3rd floor of this impressive & imposing building the space comprises an extensively refurbished open plan office space providing CAT A space benefitting from kitchen & rooftop balcony. At basement level there is a secure underground car park, with 6 car parking spaces allocated to the third floor. There is also cycle storage. features include raised access flooring, passenger lift, communal WC's LED lighting, Air conditioning & ventilation systems, suspended ceilings & access control system.

Location

The building sits on the West side of Queens Road, on the junction intersecting Gloucester Road, Surrey Street and Upper Gloucester Road in close proximity to Brighton Mainline Train Station in this established office location. The city centre is a short walk to the south where The Lanes & Churchill Square are situated with the cosmopolitan North Laine to the east of the property. Nearby occupiers include Sainsbury's, Tesco, Julien Plumart, Greggs & La Choza.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd	3,372	313.27
Total	3,372	313.27

Terms

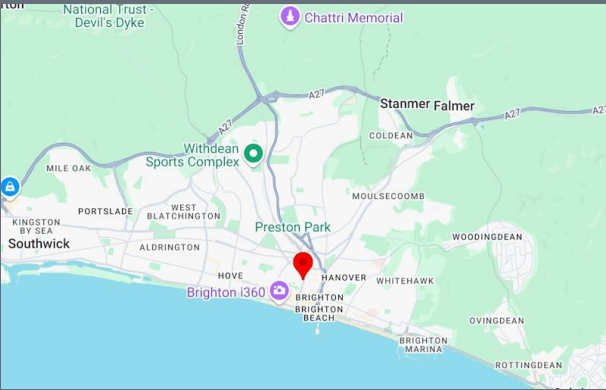
Available on a new lease for a term to be agreed subject to service charge. The lease will be excluded from sections 24-28 of the Landlord & tenant act 1954.

AML

Tenants will be required to provide the normal anti money laundering documents.

Video

- Princes house - <https://vimeo.com/1132509115?share=copy&fl=sv&fe=ci>



Get in touch

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Eightfold Property

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Energy performance certificate (EPC)

3RD FLOOR PRINCES HOUSE 53-54 QUEENS ROAD BRIGHTON BN1 3XB	Energy rating C	Valid until: 25 April 2031
		Certificate number: 3746-6104-1744-6351-9005

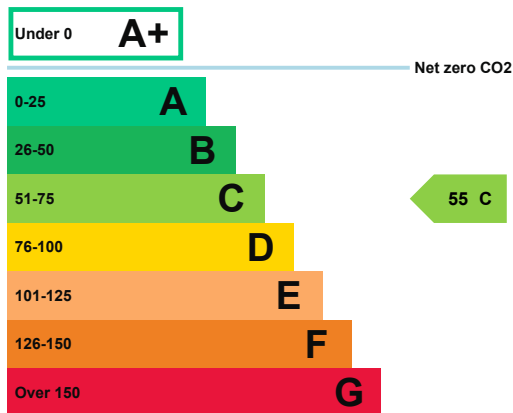
Property type	B1 Offices and Workshop businesses
Total floor area	303 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	58 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	49.48
Primary energy use (kWh/m2 per year)	292

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2851-2248-0837-0849-4469\)](/energy-certificate/2851-2248-0837-0849-4469).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Simon Beeching
Telephone	07740 405 603
Email	simon.beeching2@btinternet.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015321
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2021
Date of certificate	26 April 2021