



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**SUPERBLY FITTED OPEN PLAN  
OFFICES  
CENTRAL BRIGHTON LOCATION  
1700 SQ FT – 3400 SQ FT  
TO LET**



**1-2 QUEENS SQUARE  
BRIGHTON  
BN1 3FD**



## 1-2 QUEENS SQUARE, BRIGHTON, BN1 3FD

**LOCATION** The property is situated in a highly prominent position at the entrance to Queens Square. Directly opposite is the Churchill Square Shopping Centre and the main railway station is within easy walking distance and there is a number of car parks in the local vicinity.

**ACCOMMODATION** The premises comprise two open plan office suites as follows:

### First Floor Office:

The approximate size of the office accommodation is

**1700 sq ft (156 m<sup>2</sup>)**

- Fully Carpeted
- Entry Phone
- Lift
- Air Conditioning
- Well Maintained Communal Areas

### Fourth Floor Office:

The approximate size of the office accommodation is

**1700 sq ft (156 m<sup>2</sup>)**

- Fully Carpeted
- Entry Phone
- Lift
- Air Conditioning
- Well Maintained Communal Areas

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed

**RENT** First Floor £27,200 pax

Fourth Floor £27,200 pax

**SERVICE CHARGE:** A percentage of whole

## UNIFORM BUSINESS RATES

### First Floor

- **Description:** Office and Premises
- **Rateable Value:** £21,250
- **Rates Payable:** £9,201.25 (April 11/12)



#### **Fourth Floor**

- **Description:** Office and Premises
- **Rateable Value:** £21,500
- **Rates Payable:** £9,309.50 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

#### **VAT**

VAT may be chargeable on the terms quoted

#### **LEGAL FEES**

Incoming tenant to bear both parties legal costs

#### **VIEWING**

Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**