



QUEENS ROAD QUADRANT

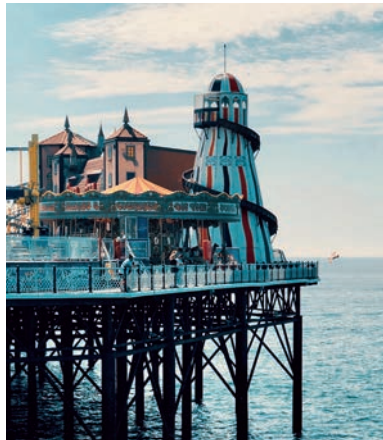
BRIGHTON BN1 3XJ

Air conditioned offices to let
2,300 - 18,800 sq ft
with parking, close to Brighton Station



HARGREAVES

PROPERTY INVESTMENT
& DEVELOPMENT



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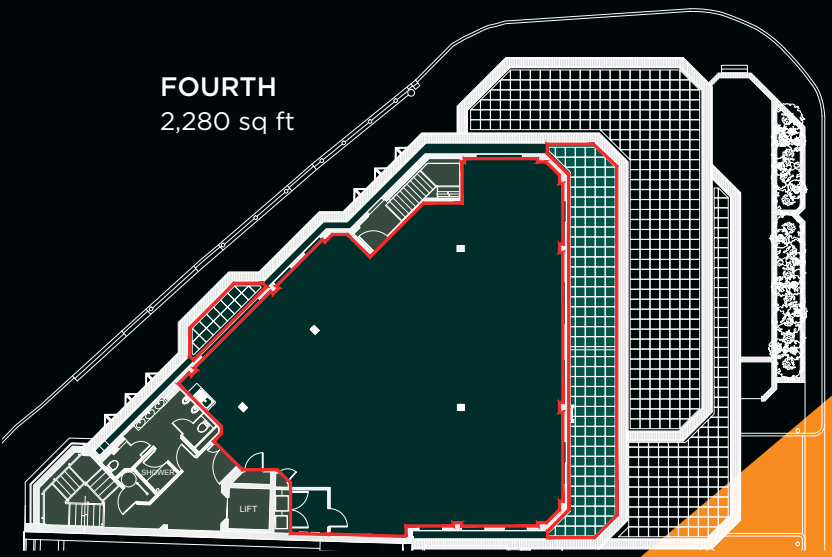


SPECIFICATION

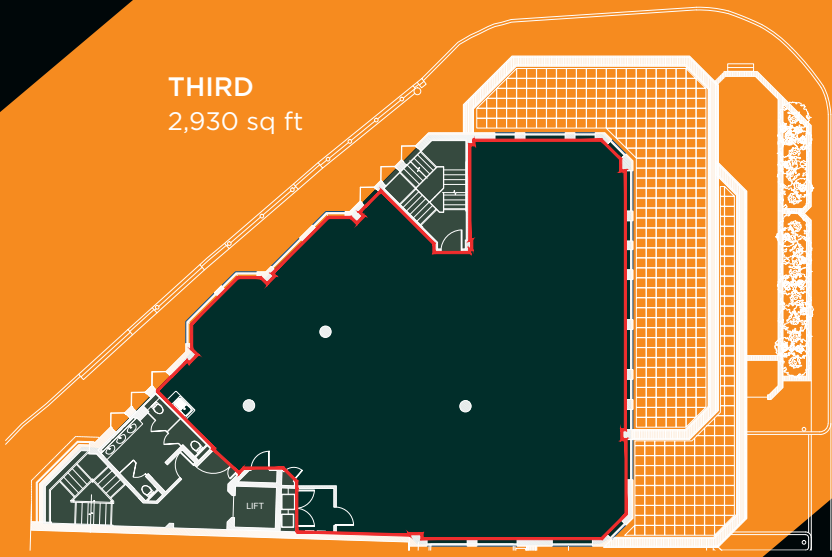
- Air conditioning & ventilation system
- Access control system
- LED light panels
- Open plan floor plates
- Raised access floors
- Carpeting
- Suspended ceilings
- 8 person passenger lift
- Shower facilities
- 1-2 car parking spaces per floor
- EV Charging
- Cycle parking
- Kitchenette areas
- EPC rating B-46



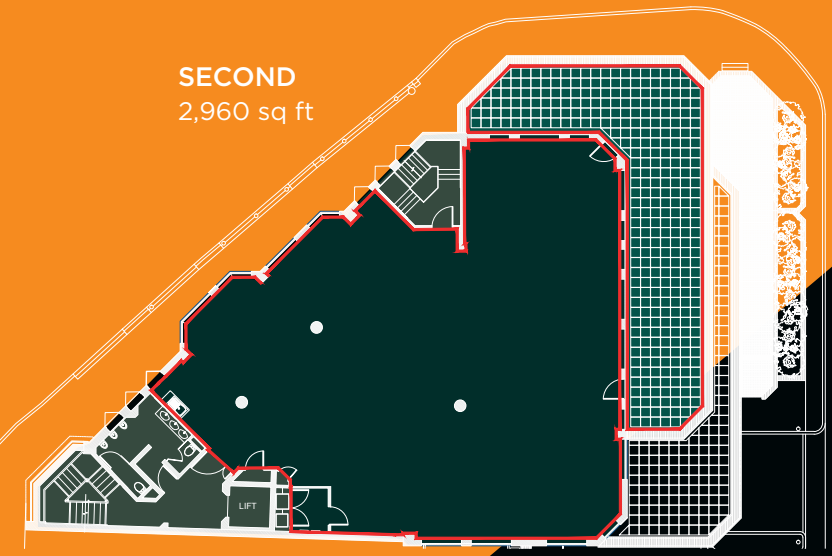
FOURTH
2,280 sq ft



THIRD
2,930 sq ft



SECOND
2,960 sq ft



ACCOMMODATION

Floor	sq ft	sq m
4th Floor plus balcony	2,280	212
3rd Floor	2,930	272
2nd Floor plus large wrap around balcony	2,960	275
Upper Ground Floor	5,417	503
Lower Ground Floor	5,221	485
Total Floor Area	18,808	1,747





Sat Nav BN1 3XJ

LOCATION

QRQ is prominently situated in the city centre, alongside Queens Road and within 145 metres of Brighton railway station and public transport hub. There are numerous amenities of the city centre within walking distance, including coffee shops, restaurants, shopping, entertainment, hotels and car parks. Churchill Square, the seafront, the North Laine and extensive bus services to all parts of the wider conurbation are conveniently accessible. Brighton railway station provides fast access to London and Gatwick Airport. Brighton attracts a high proportion of office occupiers in the creative, digital, technology and financial services sectors.

DISTANCES

	miles
A27 Devils Dyke Interchange	2.8
Eastbourne	23
Gatwick Airport	28
M25 J7	34
Portsmouth	47

TRAIN TIMES

	mins
Gatwick Airport	24
London Victoria	56
London Bridge	63

TERMS

The available floors are to let individually or combined with a guide rent of £30psf exclusive. The leases will be for a term to be agreed.

ALL ENQUIRIES

Graves Son & Pilcher

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 01273 321 123
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SHW

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