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TO LET

OFFICE – 2,554 SQ FT (237.27 SQ M)

4th Floor Lydean House, 43/46 Queens Road, Brighton, East Sussex, BN1 3XB

DESCRIPTION

The 4th floor at Lydean House provides open plan office space with LED Lighting, carpet tile flooring and A/C.

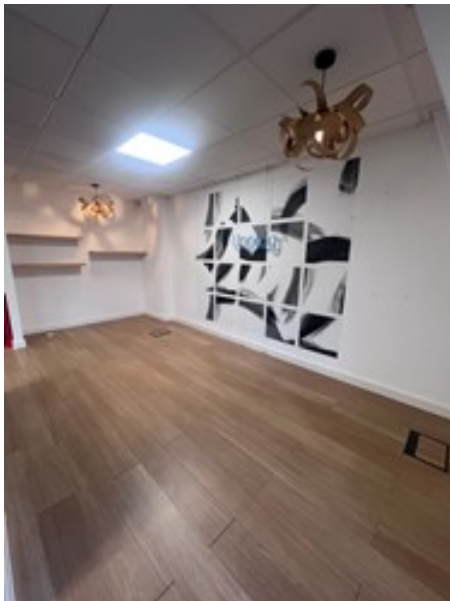
LOCATION

Lydean House occupies a highly visible location in central Brighton on Queens Road and South of Brighton Station.

There are reliable public transport links outside the building, with nearby bus routes around Brighton and Brighton Station within 5 minutes walk. North Road car park is also within 5 minutes walk.

ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|-----------|-------|--------|
| 4th Floor | 2,554 | 237.27 |



AMENITIES

- Penthouse office suite
- Cat A space
- Modern open plan office
- Short walk to Brighton Station
- Air conditioning
- 2 car parking spaces

RENT

£25.00 per sq ft.

RATES

We have been informed that the Rateable Value is £32,750 (2017).

VAT

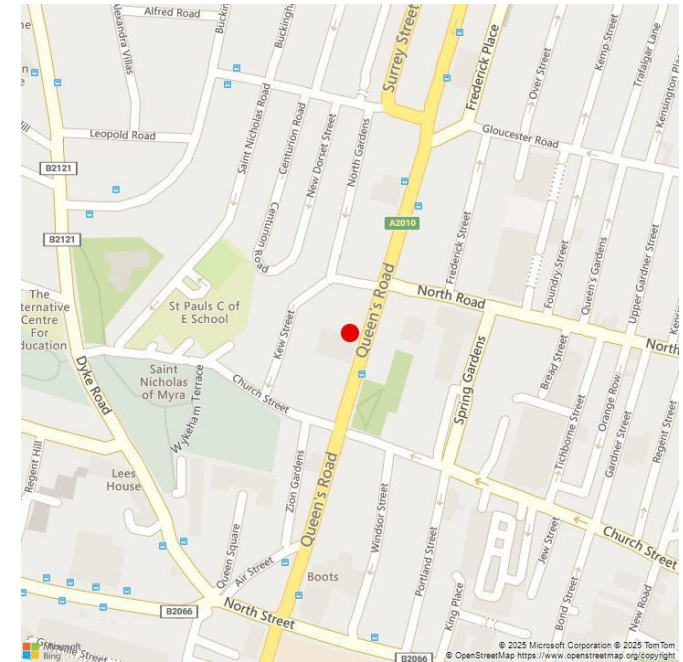
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01273 876200

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