



# Princes House

Queens Road, Brighton, BN1 3XB



3,372 - 8,569 sq ft of high quality fitted offices with secure car parking

# Description

The available office accommodation is located on the second and third floors, extending to approximately 8,569 sq ft. The space offers modern, high-quality open-plan offices in CAT A condition, ready for an incoming occupier to complete their own fit-out.

The landlord will consider delivering a fitted suite and providing furniture packages.

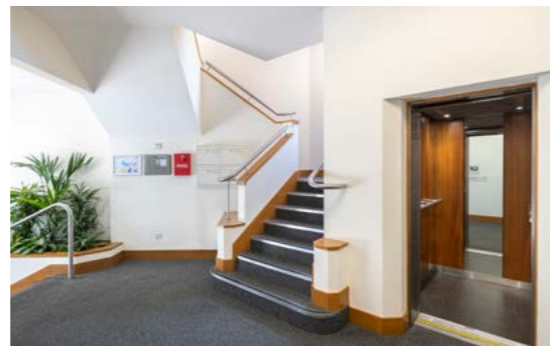
The entrance, WCs, and common areas have recently undergone a comprehensive refurbishment, featuring a new kitchenette and a private roof terrace on the third floor, exclusively for the use of that occupier.

At basement level, there is a secure underground car park with six allocated spaces for the third-floor tenant, as well as dedicated cycle storage.



Floor	sq ft	sq m
Third	3,372	313
Second	5,197	483
Ground	UNDER OFFER	
<b>Total</b>	<b>8,569</b>	<b>796</b>

*Furniture not included but landlord will consider providing subject to wider terms. Floor plan not to scale, for indicative purposes only.*



# Amenities



Raised access flooring



6 car spaces including disabled



Passenger lift



Open plan floor plates



Communal WCs



LED lighting



Air conditioning & ventilation system



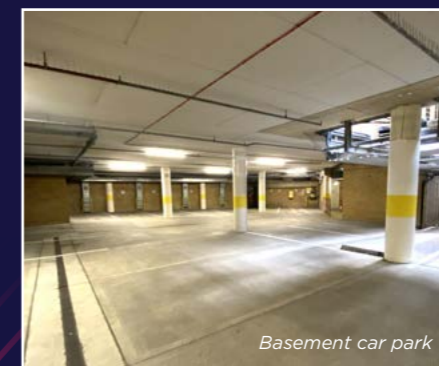
Suspended ceiling



Access control system



Bicycle parking



# Location

Princes House is prominently situated on Queens Road in Brighton city centre. The building occupies an impressive corner position and is within approximately 150 metres of Brighton's mainline railway station and public transport hub.

There are numerous amenities 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.

## By car Miles

A27 Devils Dyke Interchange	3
Eastbourne	23
Gatwick Airport	28
M25 J7	34
Portsmouth	47

## By train Mins

Gatwick Airport	24
London Victoria	56
London Bridge	63



# Local amenities



## CULTURE & ENTERTAINMENT

- 1 ROYAL PAVILLION
- 2 BRIGHTON MUSEUM & ART GALLERY
- 3 THE BRIGHTON CENTRE
- 4 BRIGHTON I360
- 5 BRIGHTON BEACH
- 6 BRIGHTON PALACE PIER
- 7 SEA LIFE BRIGHTON
- 8 THEATRE ROYAL
- 9 PURE GYM
- 10 FITNESS FIRST GYM



## CAFÉS & RESTAURANTS

- 11 THE SALT ROOM
- 12 THE IVY
- 13 GAILS BAKERY
- 14 COAL SHED
- 15 FLINT HOUSE
- 16 KINDLING
- 17 DISHOOM PERMIT ROOMS
- 18 BOTANIST COFFEE CLUB
- 19 BURNT ORANGE
- 20 EMBERS
- 21 BREAD & MILK
- 22 TRADING POST
- 23 CAFÉ COHO



## ACCOMMODATION

- 24 HOTEL DU VIN BRIGHTON
- 25 THE OLD SHIP HOTEL
- 26 QUEENS HOTEL BRIGHTON
- 27 THE GRAND BRIGHTON
- 28 IBIS HOTEL
- 29 HARBOUR HOTEL BRIGHTON
- 30 DOUBLE TREE HILTON



## RETAIL

- 31 CHURCHILL SQUARE SHOPPING CENTRE
- 32 MARKS & SPENCER
- 33 DUKES LANE
- 34 THE LANES
- 35 NORTH LAINE BAZAAR
- 36 SAINSBURY'S LOCAL
- 37 TESCO EXPRESS
- 38 GREGGS

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- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs
- Deliver a best-in-class property management service from our locally based offices in Rustington
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment
- For full details please visit: [www.hargreaves.co.uk/about-us](http://www.hargreaves.co.uk/about-us)



01903 777 772  
[brighton@hargreaves.co.uk](mailto:brighton@hargreaves.co.uk)

## Further information

### Viewings

Strictly through the letting agent.

### EPC

EPC rating C.

### Terms

Upon application.

### Contact

#### James Bryant

01273 876 252

07947 373 875

[jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)



#### Max Pollock

01273 672 999 Ext: 1002

07764 794 936

[max@eightfold.agency](mailto:max@eightfold.agency)



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