



## CITY CENTRE OFFICES TO LET

- 24 Hour Access
- All Utilities Included
- Centrally Located

Interested in this property? Please contact us on 01903 792785



# WRAP BUSINESS CENTRE, 83 QUEENS ROAD, BRIGHTON, EAST SUSSEX, BN1 3XE

## Location

Located in Central Brighton and positioned directly opposite Brighton's mainline railway station this address offers unbeatable accessibility. Services to London Victoria take approximately 55 minutes, while Gatwick Airport is around 33 minutes away. Brighton's popular North Laine is to the east of the property which houses a number of restaurants, bars and commercial occupiers. Additionally, Churchill Square shopping centre and the seafront are within walking distance.

## Description

Located just a stone's throw away from Brighton Station, the WRAP business centre offers private offices, event spaces, coworking, meeting rooms and flexible childcare.

The View - 3-4 occupants - private office space located on the third floor. Fully furnished with air conditioning. £1400 per month + VAT.

The Sanctuary - 5-7 occupants - private office space located on the second floor. Fully furnished with 5 custom-made desks with air conditioning. £1875 per month + VAT.

Introductory incentive of 50% off first 3 months rent.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
The View	123.78	11.5
The Sanctury	226	21
<b>Total floor area:</b>	<b>149.78</b>	<b>32.5</b>

## Tenure

Offices available To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £1400 per annum, inclusive for The View.  
Rental offers are invited in the region of £1875 per annum, inclusive for The Sanctuary.

## EPC

The property has an EPC rating of D - 97.

## VAT

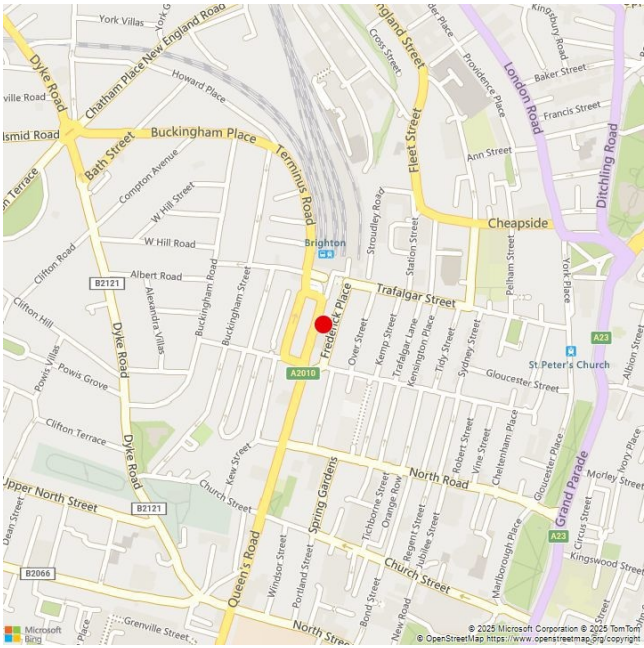
We are informed that VAT is applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Jacobs Steel.



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk

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