



5 Frederick Terrace
Brighton, East Sussex BN1 1AX

TO LET

NEWLY REFURBISHED OFFICE / STUDIO ACCOMMODATION CLOSE TO BRIGHTON STATION

Size from 350 sq ft - 1,090 sq ft

Key Features:

- Situated in Brighton city centre
- Within close proximity to Brighton Station
- Newly refurbished to a high standard
- Parking available upon request (POA)
- 2x fully equipped kitchens
- Open plan suites / studios
- Good natural light
- All-inclusive and flexible terms
- Small Business Rate Relief





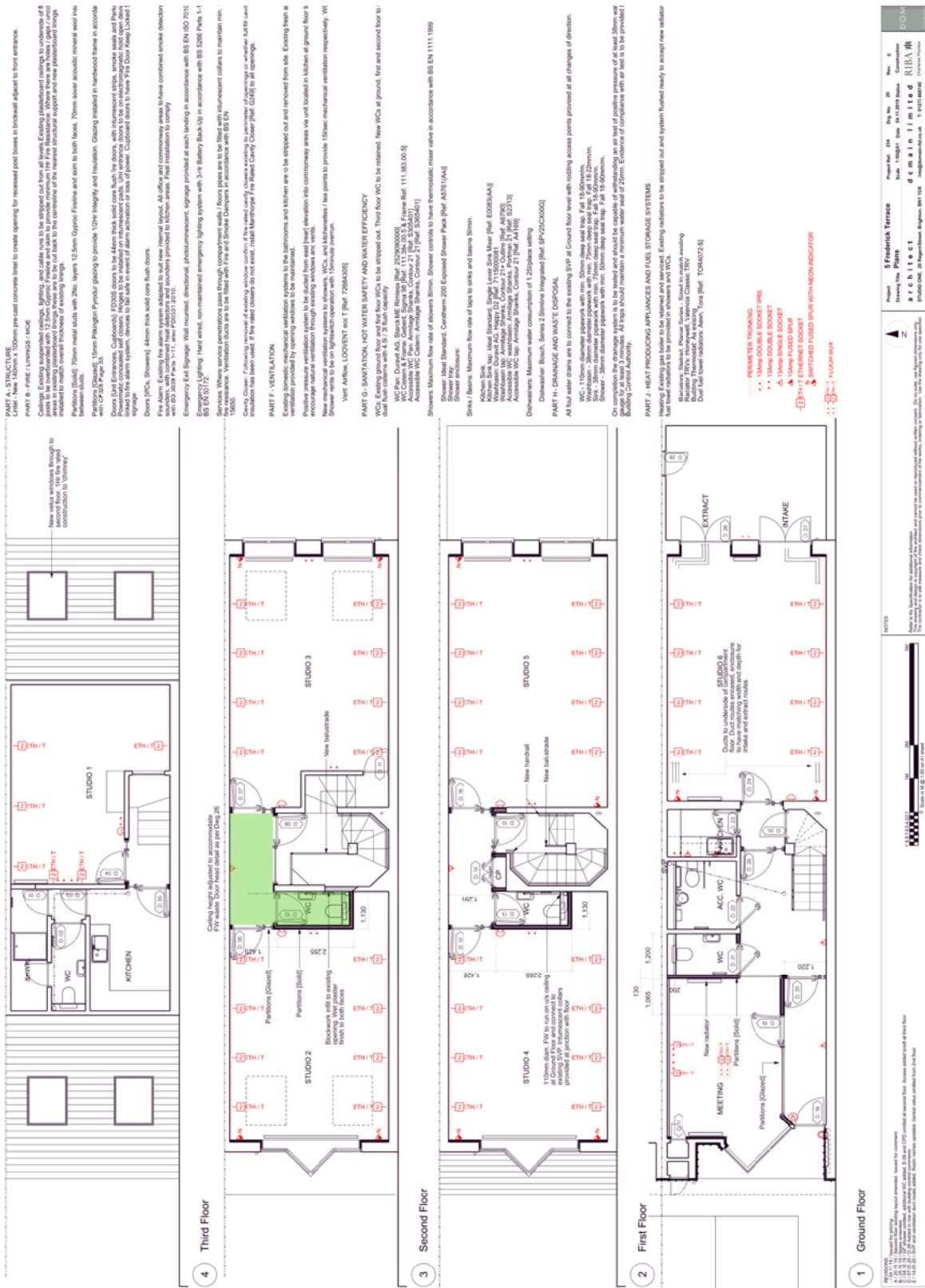
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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



Floor Plans





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Location

Frederick Terrace sits on Frederick Place and forms part of the North Laine area of Brighton. Brighton Station is a 2 minute walk to the north of the premises and there are regular bus routes a stone's throw away. There are also nearby car parks on North Road & Church Street within short walking distance.

Accommodation

This end of terrace 4 storey purpose built office building has been recently refurbished to a high standard. The property consists of 7 contemporary studios / offices, with 3 currently vacant.

Each suite consists of:

- Hanging LED lighting
- Wall mounted power and data points
- Blue carpet tiles
- White painted walls and ceilings
- Good natural light throughout
- Wall mounted gas radiators
- Roof lights in suite 5

There are communal WCs on each floor, with a communal kitchen situated on the ground and 4th floor. There is also a communal shower on the top floor.

The property has the following approximate IPMS Office 3

Suite	Sq Ft	Rent
2	350	£11,200 PA
4	350	£11,200 PA
5	390	£12,500 PA

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

EPC

C.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. The rent shown in the opposite table is inclusive of utilities and broadband.

Business Rates

Rateable Value (2017): Small Business Rate Relief
Suite 2 - £3,600. Suite 4 - £5,600. Suite 5 - £6,200.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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