



Ground Floor, 36 Frederick Place
Brighton, East Sussex BN1 4EA

TO LET

CITY CENTRE OFFICES WITH PARKING

Size 1,012 sq ft / 94.02 sq m

Key Features:

- Providing modern open plan office accommodation over ground floor
- Newly installed kitchenette
- Located within 100m of Brighton Station
- Secure on-site parking and cycle parking
- On-site showers
- Within walking distance of the seafront and The Lanes
- Flexible lease terms available





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Location

Frederick Place runs parallel with the northern end of Queen's Road between Trafalgar Street and Gloucester Road. The location provides easy public transport access to local buses and trains and is surrounded by numerous shops, restaurants and bars.

The property is only a short walk from the main commercial thoroughfare of North Street and Western Road, whilst Brighton central station is also within less than 5 minutes' walk.

Accommodation

The premises is situated on the ground floor of a purpose built modern 4 storey office building.

The accommodation benefits from the following amenities:

- Air conditioning
- Carpet tile flooring
- Suspended ceiling with LED lighting
- Fitted kitchen
- Dual aspect
- Lift to all floors
- On site shower

Secure parking is located to the rear of the property with the potential for up to 3 available spaces (subject to terms).

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	1,012 sq ft	94.02 sq m

EPC

The subject property has an EPC rating of C (70)

Planning

We understand that the premises benefits 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 premises is available to let on a new FRI lease for a term to be agreed, and at a rent of £25 per sq ft per annum exclusive

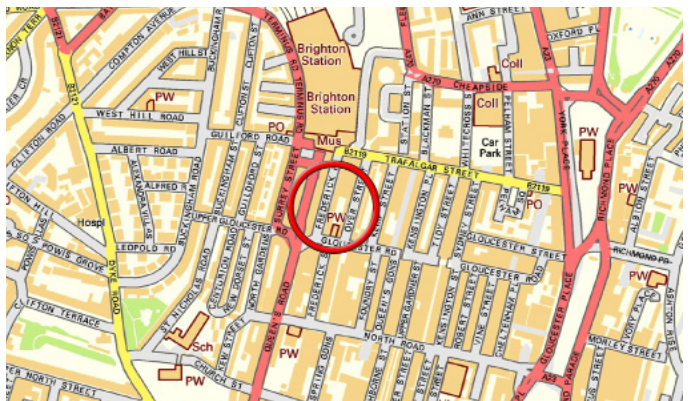
Business Rates

Rateable Value 2023: £25,000

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.





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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.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes

e.deslandes@flude.com

01273 727070

www.flude.com

Nick Martin

n.martin@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH