



CGI PROPOSED COURTYARD LOOKING SOUTH

TO LET

Gladstone Yard
60, 62 & 65 Gladstone Place, Brighton BN2 3QD



Key Features

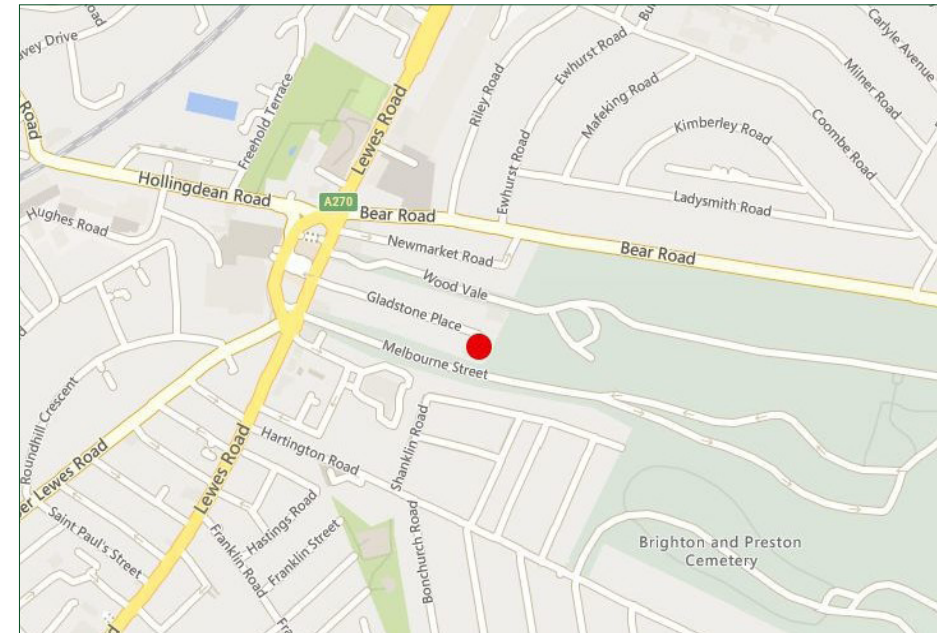
- Newly refurbished business hub
- Assortment of units arranged around a private secure yard
- Suitable for a range of uses such as industrial, leisure and offices
- Available by way of new lettings and ready for occupation in early 2026
- Private parking will be available

Location

The site is situated to the northeast of the city centre, just off Lewes Road, which is an arterial road running between the city centre and the University, Brighton and Hove Albion Amex Stadium, the County Town of Lewes and the A27.

This is a busy part of the city with a mix of business and residential occupiers; and has a large student population.

The site is flanked on three sides by Brighton Borough Cemetery.





Description & Accommodation

Unit 60 - Arranged over three floors, with open plan warehouse space on the ground floor, with pedestrian and roller shutter side access and open plan office space over the first and second floors. There is a goods lift to all floors.

Unit 62 - Arranged over two floors with an open plan warehouse unit on the ground floor with a mezzanine throughout and large roller shutter and pedestrian access. There are offices arranged on the second floor which are currently accessed via an external staircase.

Unit 65 - A detached building with accommodation arranged over a raised ground floor and lower ground floor with an internal lift and separate pedestrian access.

The properties are currently being refurbished and these works will include new windows, reroofing of part and a retarmacked yard. The site will also have a new gate allowing the site to be more secure. Parking will be available.

Unit	Sq Ft	Sq M
60	8,902	827
62	5,231	486
65	6,082	565
Total	20,215	1,878





EXISTING COURTYARD LOOKING NORTH



CGI PROPOSED COURTYARD LOOKING NORTH



EXISTING VIEW INTO COURTYARD LOOKING EAST



CGI PROPOSED VIEW INTO COURTYARD LOOKING EAST



Gladstone Yard

60, 62 & 65 Gladstone Place, Brighton BN2 3QD





Gladstone Yard
60, 62 & 65 Gladstone Place, Brighton BN2 3QD

EPC

We understand the property currently has a EPC rating of C

Planning

We understand that the premises benefit from Class E & B8 '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

To Let by way of new leases either as a whole or split into smaller units, with a guide rent of £18 per sq ft.

Business Rates

TBC

VAT & Legal Fees

We understand the property is registered for VAT. Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

www.flude.com

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.

