



CGI PROPOSED COURTYARD LOOKING NORTH

TO LET

65 Gladstone Place
Brighton, BN2 3QD



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Key Features

- Newly refurbished business unit
- Forms part of a private and secure yard
- Suitable for a range of uses such as industrial, leisure and offices
- Arranged over two floors
- Internal lift
- Private parking will be available
- Eaves height ranging from approx. 4.23m-4.78m
- Available by way of a new lease and ready for occupation in mid 2026

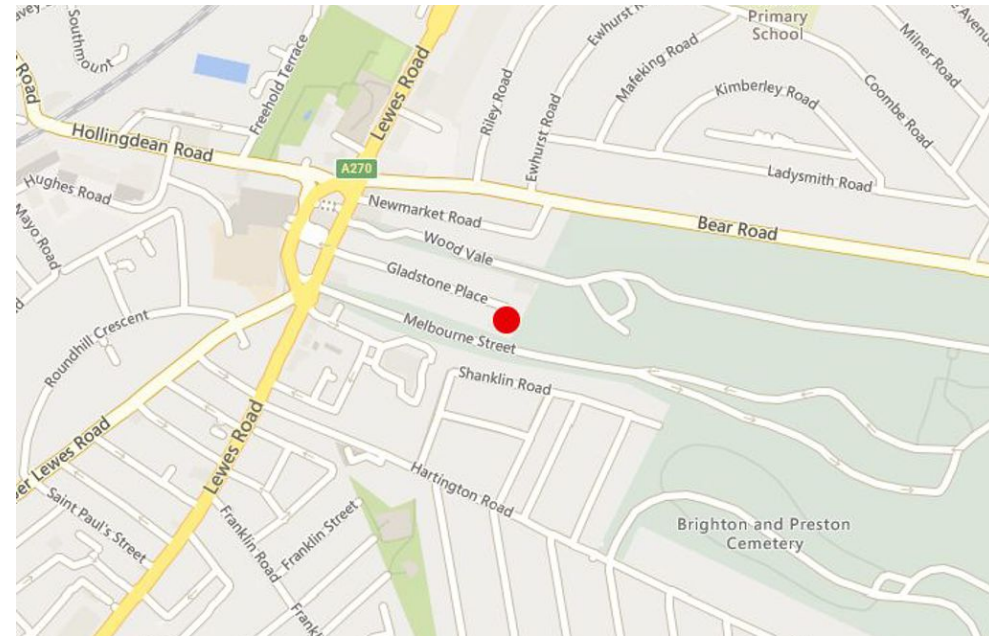




Location & Situation

Gladstone Yard 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. Unit 65 is situated on the northern plot of the site.

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





Description & Accommodation

The subject premises forms part of Gladstone Yard, an exciting, newly refurbished mix of commercial space suitable for a range of uses.

65 Gladstone Place is a detached building with accommodation arranged over a raised ground floor and lower ground floor, fitted with an internal lift and separate pedestrian access. The ground floor is arranged as a single, open plan area with an eaves height ranging from approximately 4.23m to 4.78m, and includes a light storage space above the stairwell. The lower ground floor is currently arranged into numerous partitioned rooms.

The property is currently being refurbished and these works will include a small kitchen, WCs and shower facilities. Internally, both floors benefit from LED strip lighting and perimeter trunking.

The site is also being refurbished to include a retarmacked yard and a new gate, allowing the site to be more secure. Parking will be available.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground	2,735	254.08
Lower Ground	2,735	254.08
Total	5,470	508.16





Rateable Value

To be assessed.

EPC

We understand the property has an 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.





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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a guide rent of £18 per sq ft pax.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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14 May 2026

