



**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 mid 2026
- Private parking will be available

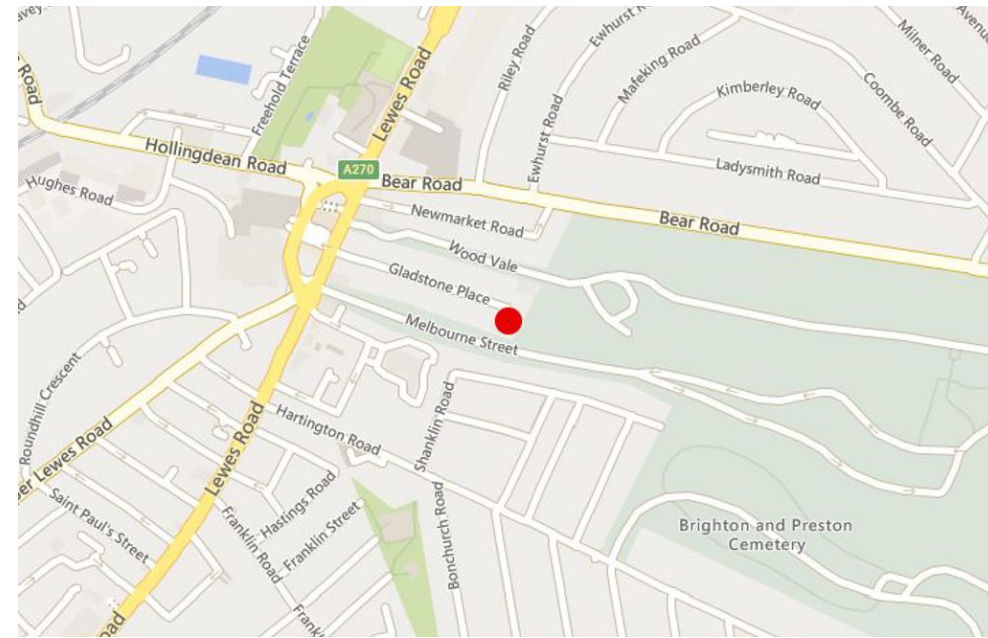




## Location & Situation

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.





## Description & Accommodation

An exciting newly refurbished mix of commercial space suitable for a range of uses.

The premises are formed of three buildings which can be split or the site could be let as a whole:

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.

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

Area	Sq Ft	Sq M
No. 60	9,105	845.85
No. 62	5,330	495.16
No. 65	5,470	508.16
Total	19,905	1,849.17



CGI PROPOSED COURTYARD LOOKING NORTH



## 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.





FLOOR PLAN For identification purposes only.



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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:

Will Thomas  
w.thomas@flude.com  
07786 234006

Tom Woodward  
t.woodward@flude.com  
01273 740384

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12 May 2026

