



graves
jenkins
PROPERTY PEOPLE

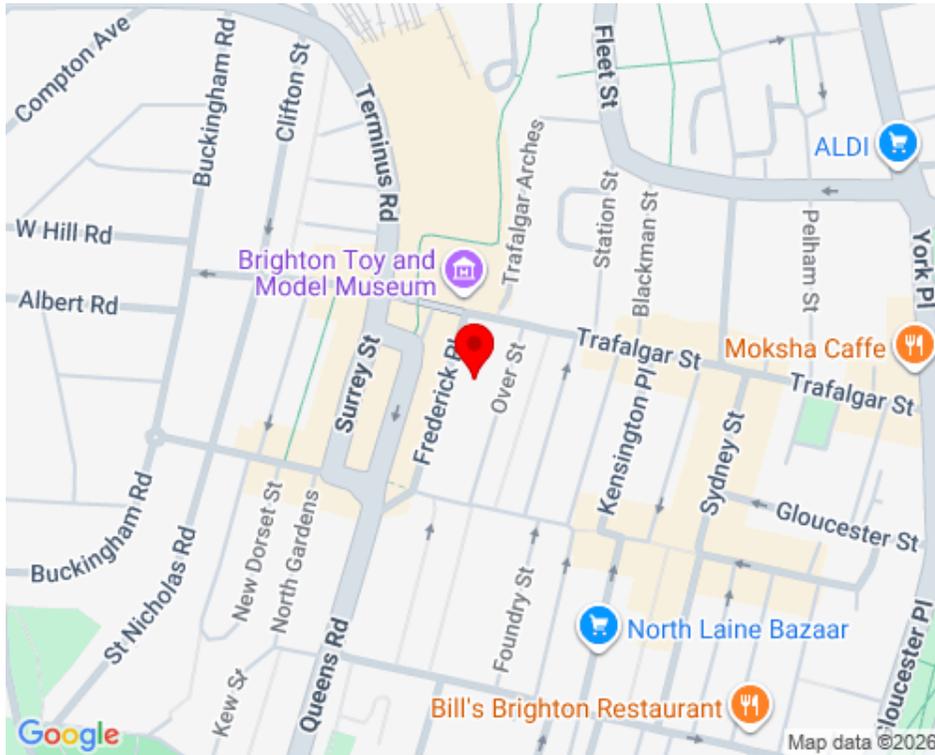
[gravesjenkins.com](https://www.gravesjenkins.com)



4 Frederick Terrace, Brighton, BN1 1AX

TO LET: SELF-CONTAINED OFFICE BUILDING IN BRIGHTON NORTH LAINE LOCATION

LOCATION



4 Frederick Terrace is a modern, self-contained office building located within a purpose-built terrace on Frederick Place, in the heart of Brighton's vibrant central business district. Positioned just 100 metres from Brighton Mainline Station, the property provides exceptional connectivity to London, Gatwick Airport, and the wider Southeast, making it an ideal base for businesses with regional and national ambitions.

Occupiers benefit from the creative and dynamic North Laine area, renowned for its independent cafés, restaurants, and boutique retailers. Frequent local bus routes serve the area, while multiple public car parks, including North Road and Church Street, ensure easy access for staff and visitors.

Description:

Constructed in the early 1990s, this well-maintained terrace building offers bright, flexible, and modern office accommodation arranged over three floors, designed to support a variety of business needs. The ground floor features a well-equipped kitchen, while WC facilities are provided on each level. A private rear terrace provides an attractive outdoor breakout space, ideal for informal meetings or staff relaxation.

The building benefits from excellent natural light throughout and a practical layout that can accommodate open-plan workstations, private offices, or collaborative zones. This property also comes with two reserved parking spaces directly outside the property.

Key Features:

- Prime central location in Brighton's North Laine, just 100m from the mainline station
- Self-contained office building arranged over three floors
- Two reserved on-site parking spaces
- Available for immediate occupation on a new lease

Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 43.20 sq m (465 sq ft)

First Floor: 70.98 sq m (764 sq ft)

Second Floor: 66.80 sq m (719 sq ft)

Total: 180.98 sq m (1,948 sq ft)

Rent:

£35,000 per annum exclusive

Terms:

Available by way of a Full Repairing and Insuring (FRI) lease, with terms to be agreed.

Rent Review: 14th September 2026.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.











GET IN TOUCH
gravesjenkins.com



Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB