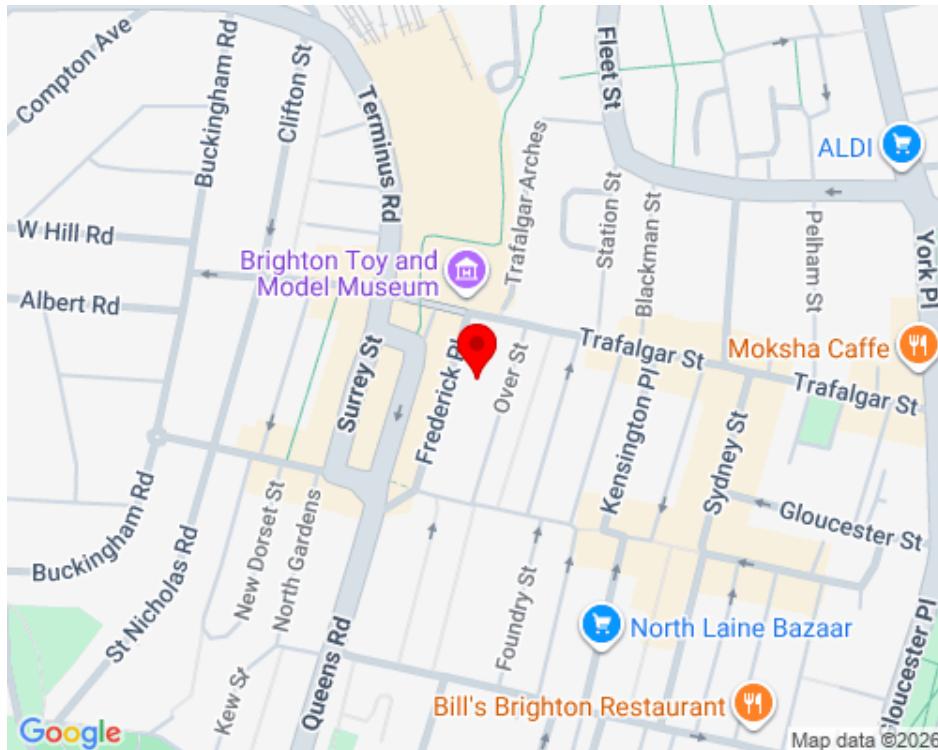




4 Frederick Terrace, Brighton, BN1 1AX

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

LOCATION



Description:

The property comprises a self-contained office building arranged over ground and two upper floors, forming part of a well-maintained purpose-built terrace constructed in the early 1990s. The accommodation provides flexible and well-presented workspace, with a kitchen on the ground floor, WC facilities on each level, and access to a private rear terrace. Two reserved parking spaces are situated directly outside the building, a rare advantage in this central location.

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 sq ft

Business Rates:

Rateable Value: £45250
from 1 April 2026

VAT:

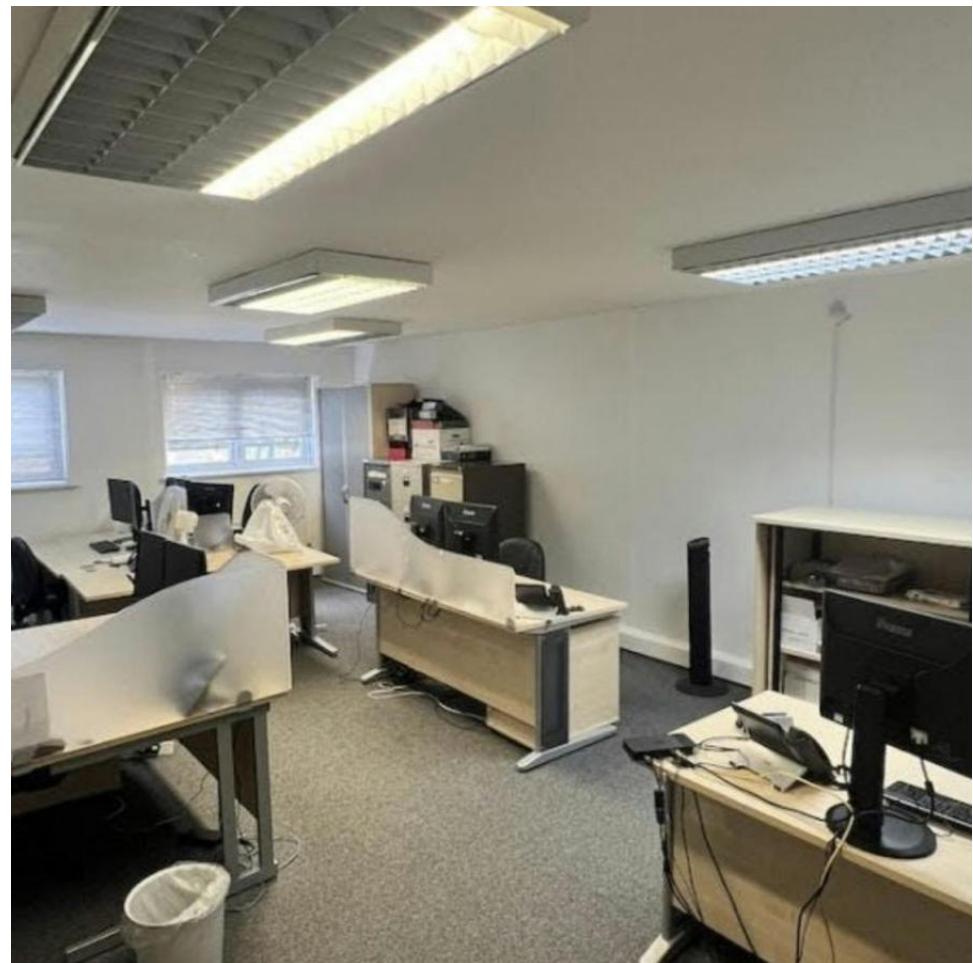
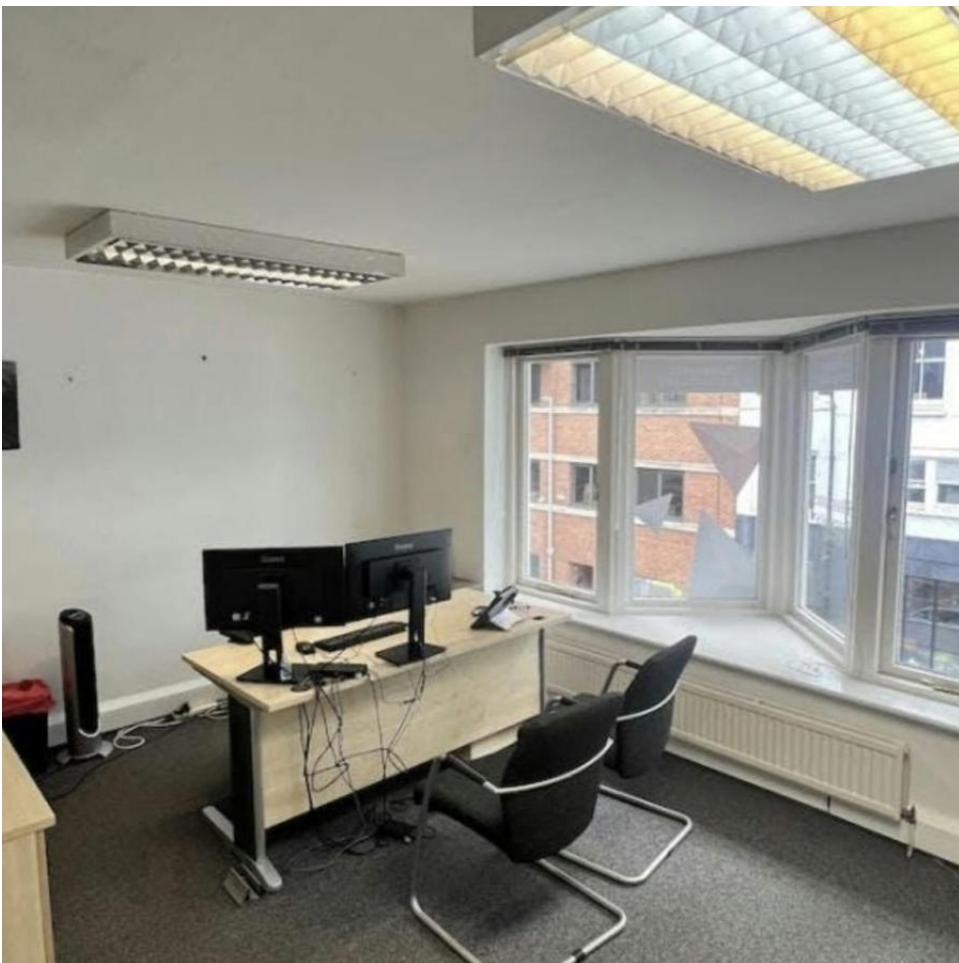
VAT is Not applicable

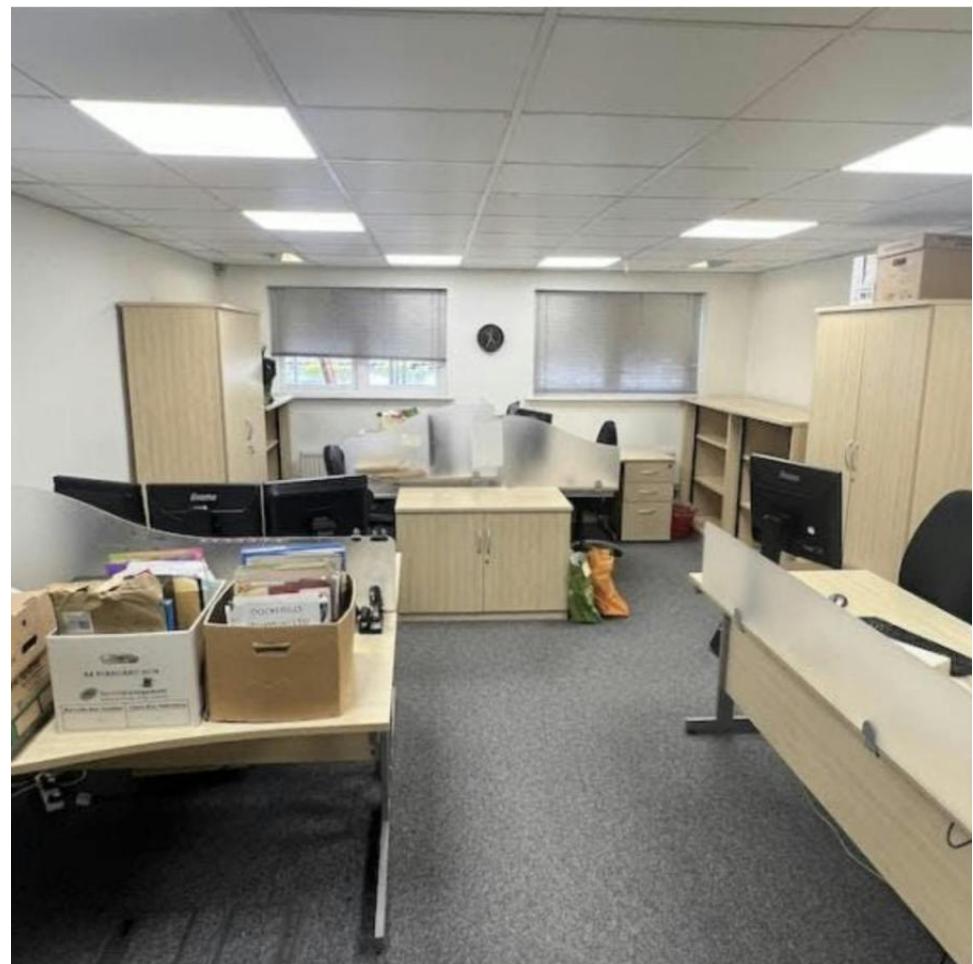
Legal Fees:

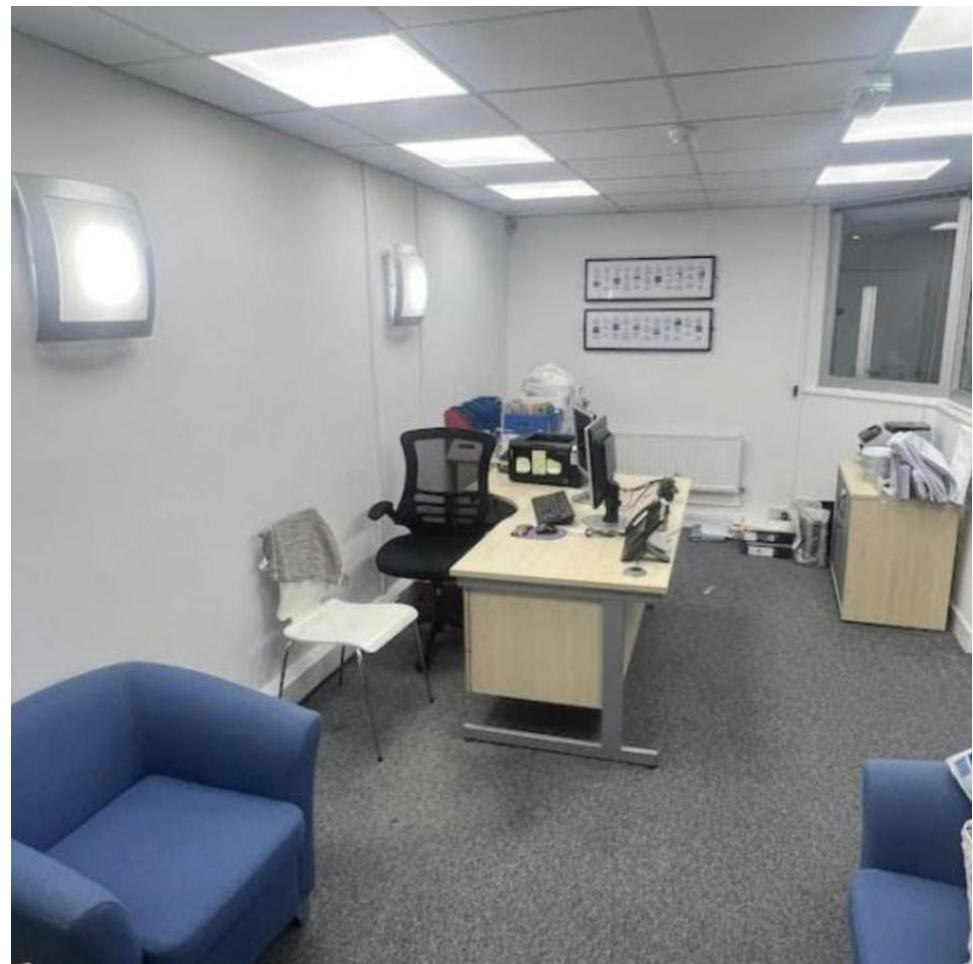
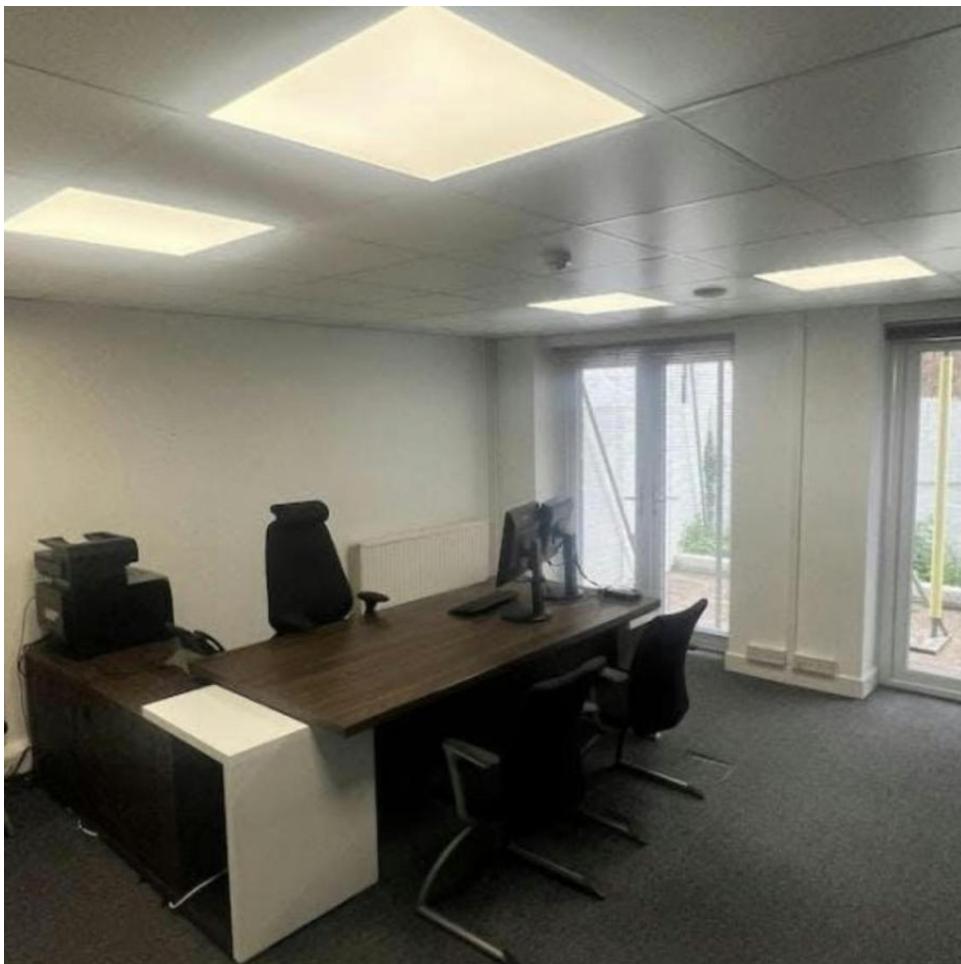
Each party to bear their own costs













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