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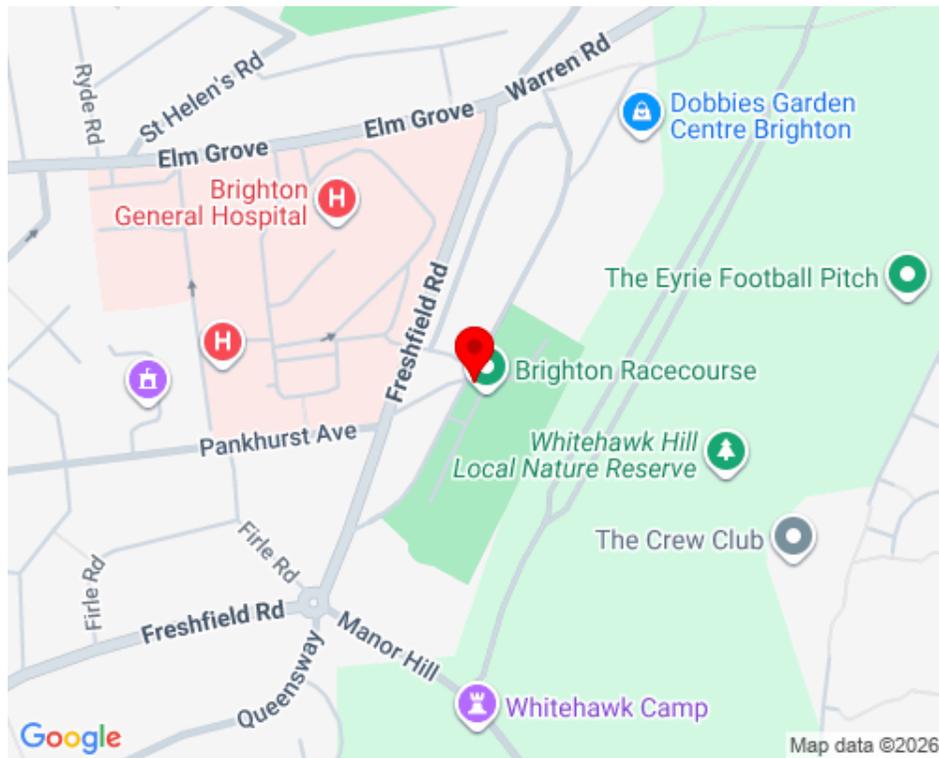
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Brighton Racecourse, Freshfield Road, Brighton, BN2 9XZ

TO LET: PROMINENT BRIGHTON RACECOURSE OFFICE WITH ON-SITE PARKING

LOCATION



Brighton Racecourse occupies an elevated and highly distinctive position on the eastern side of the city, overlooking the English Channel. One of Brighton's most recognised sporting and events venues, it hosts race meetings, corporate hospitality, conferences, and private events.

The site is located just off Freshfield Road, approximately one mile east of Brighton city centre, with convenient access to the A27 South Coast Trunk Road connecting to Lewes, Eastbourne, and the wider Sussex region. The surrounding area is predominantly residential, including Hanover, Queens Park, and Whitehawk, while Brighton Marina lies a short drive south, offering a variety of leisure and retail amenities.

Brighton Racecourse holds approximately 21 race days per year, attracting between 1,500 and 4,500 visitors per race, with total annual attendance of 25,000 to 40,000. Attendance has recently increased by around 13%, reinforcing the venue's status as a major regional destination and providing tenants with exceptional exposure.

Description:

Situated within Brighton Racecourse, this office unit offers flexible accommodation with high visibility and a rare level of on-site parking. The layout comprises a main office, meeting room, storage area, male and female WCs, and a kitchenette, providing a practical and comfortable working environment.

The property benefits from dual access, both externally from the racecourse car park and internally, allowing potential 24/7 use. It is well presented and versatile, suitable for a wide range of occupiers, from businesses requiring vehicle access, ample parking, and a strong public-facing presence, to office-based operations seeking a distinctive and professional setting.

Key Features:

- Strong Branding and Marketing Exposure
- Offers in the Region of £15,000 Per Annum, Exclusive with up to 20 On-Site Parking Spaces
- Unique Office Setting Within Brighton Racecourse
- Flexible Layout Suitable for a Range of Occupiers

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor Main Office	259	24.06	Ground Floor Meeting Room	128	11.89	Ground Floor Store	585.39	Total	445	41.34
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Rent:

£15,000 per annum exclusive

Specifications:

- Two separate access points, both from the racecourse car park and internally from within the racecourse.
- Suspended ceiling with LED lighting.
- Carpeted floors throughout.
- Wall-mounted radiators.
- Linked fire alarm system and burglar alarm.
- Up to 20 parking spaces available.

VAT:

VAT is 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.

















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