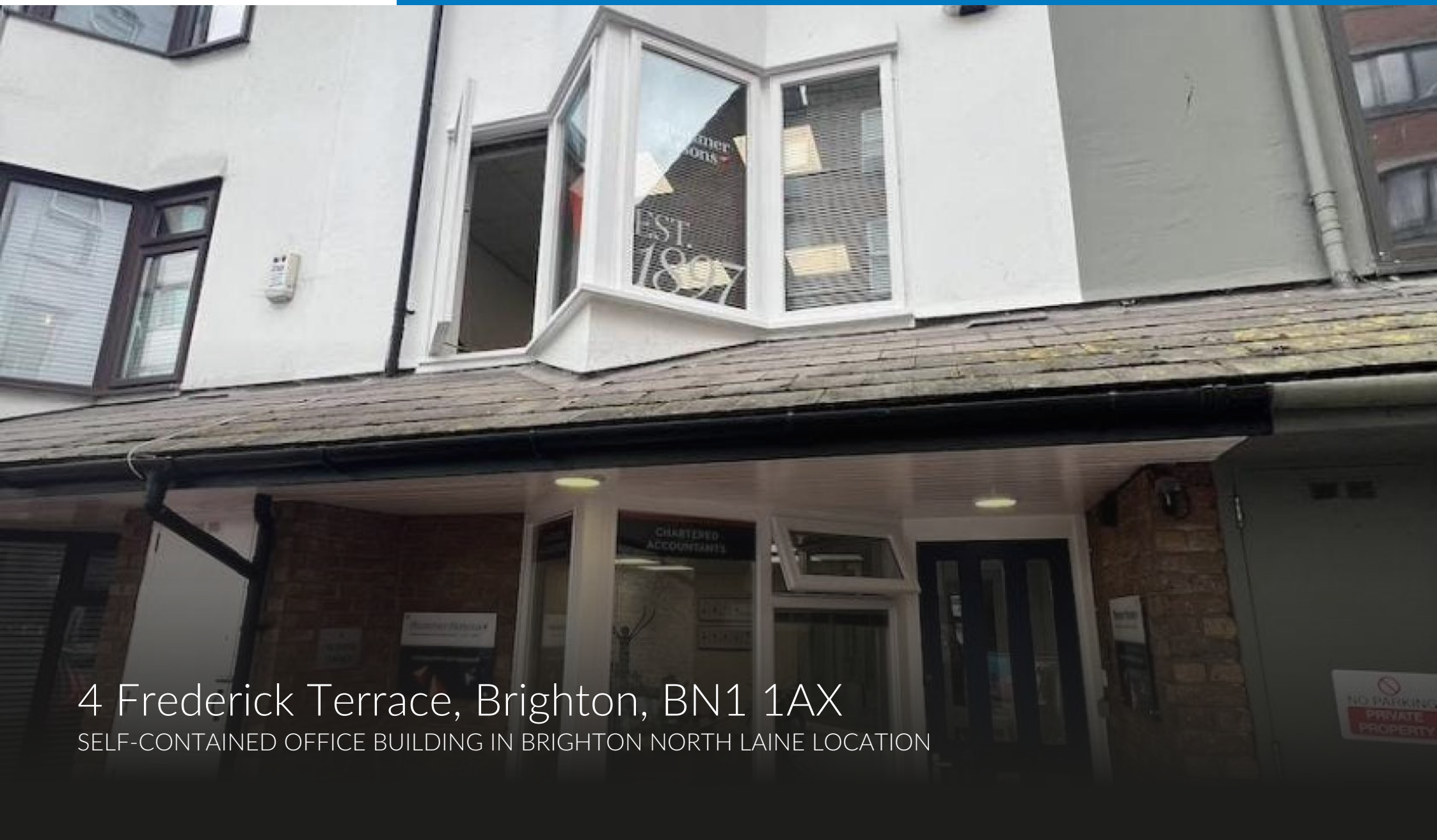




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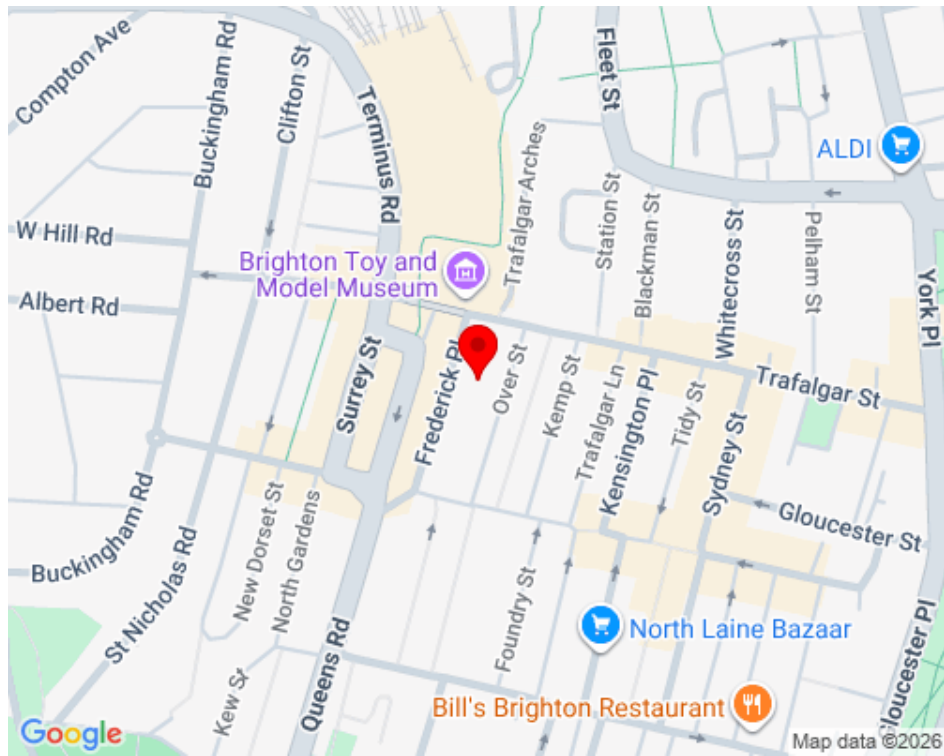
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4 Frederick Terrace, Brighton, BN1 1AX

SELF-CONTAINED OFFICE BUILDING IN BRIGHTON NORTH LAINE LOCATION

# LOCATION



## Description:

Each party to bear their own costs

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.

## 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: 52.49 sq m (565 sq ft)

First Floor: 71.07 sq m (765 sq ft)

Second Floor: 66.61 sq m (717 sq ft)

**Total:** 190.17 sq m (2,047 sq ft)

## Rent:

£35,000 per annum

## VAT:

VAT is Not applicable

## Legal Fees:















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