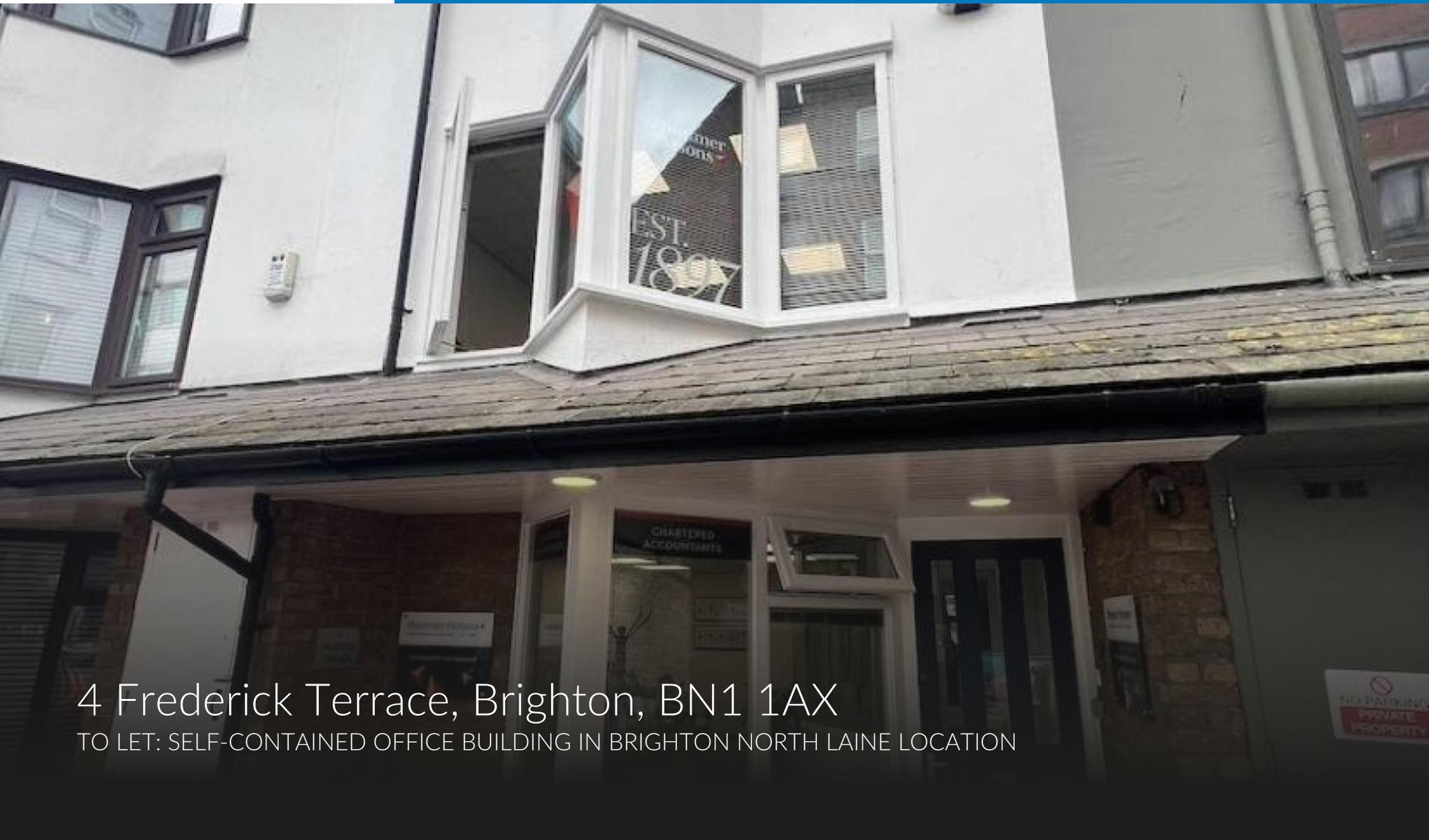




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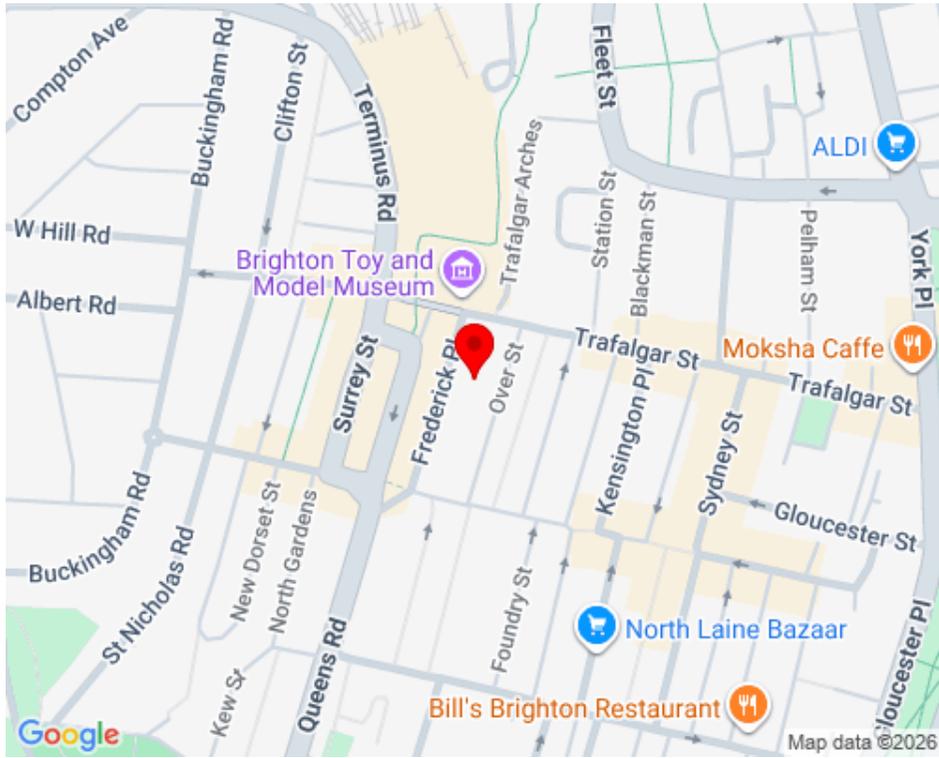
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4 Frederick Terrace, Brighton, BN1 1AX

TO LET: SELF-CONTAINED OFFICE BUILDING IN BRIGHTON NORTH LAINE 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. Located in the heart of Brighton's central business district and just 100 metres from Brighton Mainline Railway Station, the premises benefit from exceptional transport links and a prime position within the vibrant North Laine area. 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. The property is available for immediate occupation.

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

Business Rates:

Rateable Value: £45250

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs











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