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PROPERTY PEOPLE

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4 Frederick Terrace, Frederick Place,
Brighton, BN1 1AX

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

LOCATION

4 Frederick Terrace is a modern office building forming part of a purpose-built terrace on Frederick Place, at the heart of Brighton's central business district. Just 100 metres from Brighton Mainline Station, the property offers outstanding connectivity to London, Gatwick Airport, and the wider Southeast, making it an ideal base for businesses seeking regional and national reach.

Situated within the lively and creative North Laine area, occupiers benefit from immediate access to a wide range of independent cafés, restaurants, and boutique retailers. The location is also well served by frequent local bus routes, with multiple public car parks nearby, including North Road and Church Street, providing excellent accessibility for staff and visitors alike.

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

Access to all floors is provided via an internal staircase within this self-contained office building.

Ground Floor: 565 sq ft (52.5 m2)

- Front Office: 312 sq ft (29 m2)
- Rear Office: 253 sq ft (23.5 m2) - access to rear enclosed terrace.

First Floor: 765 sq ft (71.1 m2)

- Front Office: 382 sq ft (35.5 m2)
- Rear Office: 383 sq ft (35.6 m2)

Second Floor: 717 sq ft (66.6 m2)

- Front Office: 331 sq ft (30.7 m2)
- Rear Office: 386 sq ft (35.9 m2)

Total Accommodation (NIA): 2,047 sq ft (190.2 m2)

Amenities

- Carpeted floors
- Suspended ceilings
- LED lighting
- Central heating



- Perimeter trunking
- Fitted kitchen facility
- WC facilities on all floors
- DDA-compliant WC on ground floor
- Rear terrace (ground floor access)
- Two allocated car parking spaces

This self-contained office building is ideally suited to a range of professional occupiers seeking quality office accommodation in a central Brighton location.

Lease

Held for a term of ten 4 years from 14th September 2024 to and including 13th September 2028.

Passing Rent - £35,000 per annum, exclusive (£17 psf).

Payable in advance on the usual quarter days.

The lease is outside the Landlord and Tenant Act 1954 - Part II (as amended).

Tenant-only break option exercisable on 14 September 2026 (subject to a minimum of six months' prior written notice).

Rent Review

14th September 2026.

Repairing Liability

Full Repairing & Insuring.

Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises
- Rateable Value: £29,250.00
- Rates Payable:
- Valid from 1 April 2023 to present

VAT

VAT will not be payable on the terms quoted.

Legal & Professional Fees

Each party is to pay their own legal and professional fees incurred.



Anti-Money Laundering

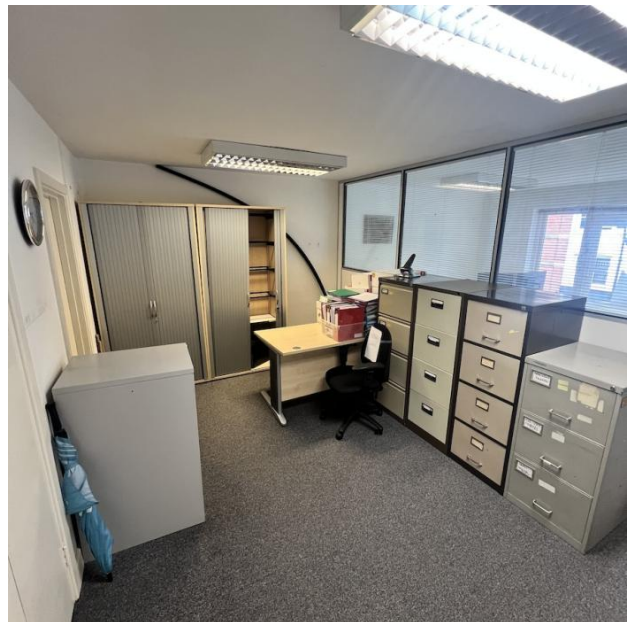
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.

Viewing Arrangements

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











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