



Third floor 36 Frederick Place  
Brighton, East Sussex BN1 4EA

**TO LET**

## MODERN OPEN PLAN OFFICES WITH PARKING

Third floor 165.75 sq m (1,784 sq ft)

### Key Features:

- Situated in established office location in Brighton city centre
- Close to Brighton Station
- 2 x secure onsite car parking spaces
- Air conditioning
- Lift to all floors
- Fully fitted and available for immediate occupation
- Flexible terms available





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## Location

Frederick Place runs parallel with the northern end of Queen's Road between Trafalgar Street and Gloucester Road. The location provides easy public transport access to local buses and trains and is surrounded by numerous shops, restaurants and bars. The property is only a short walk from the main commercial thoroughfare of North Street and Western Road, whilst Brighton central station is also within less than 5 minutes' walk.

## Accommodation

The premises form part of a modern four storey purpose built office building. The subject accommodation is located over the third floor. Secure parking is located to the rear of the property with spaces allocated. The accommodation benefits from the following amenities:

- Air conditioning
- Carpet tile flooring
- Suspended ceiling with LED lighting
- Contemporary style fitted kitchen & breakout area
- Dual aspect
- Lift to all floors
- On site shower
- Bike Storage

The property has the following approximate  
**Net Internal Areas (NIA):**

Floor	Sq Ft	Sq M
Third	1,784 sq ft	165.75 sq m

## EPC

TBC.

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £24 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

## Business Rates

Rateable Value (2017): £27,500.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Ed Deslandes**

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**01273 727070**

[www.flude.com](http://www.flude.com)



**Flude**  
PROPERTY CONSULTANTS

**March 2021**

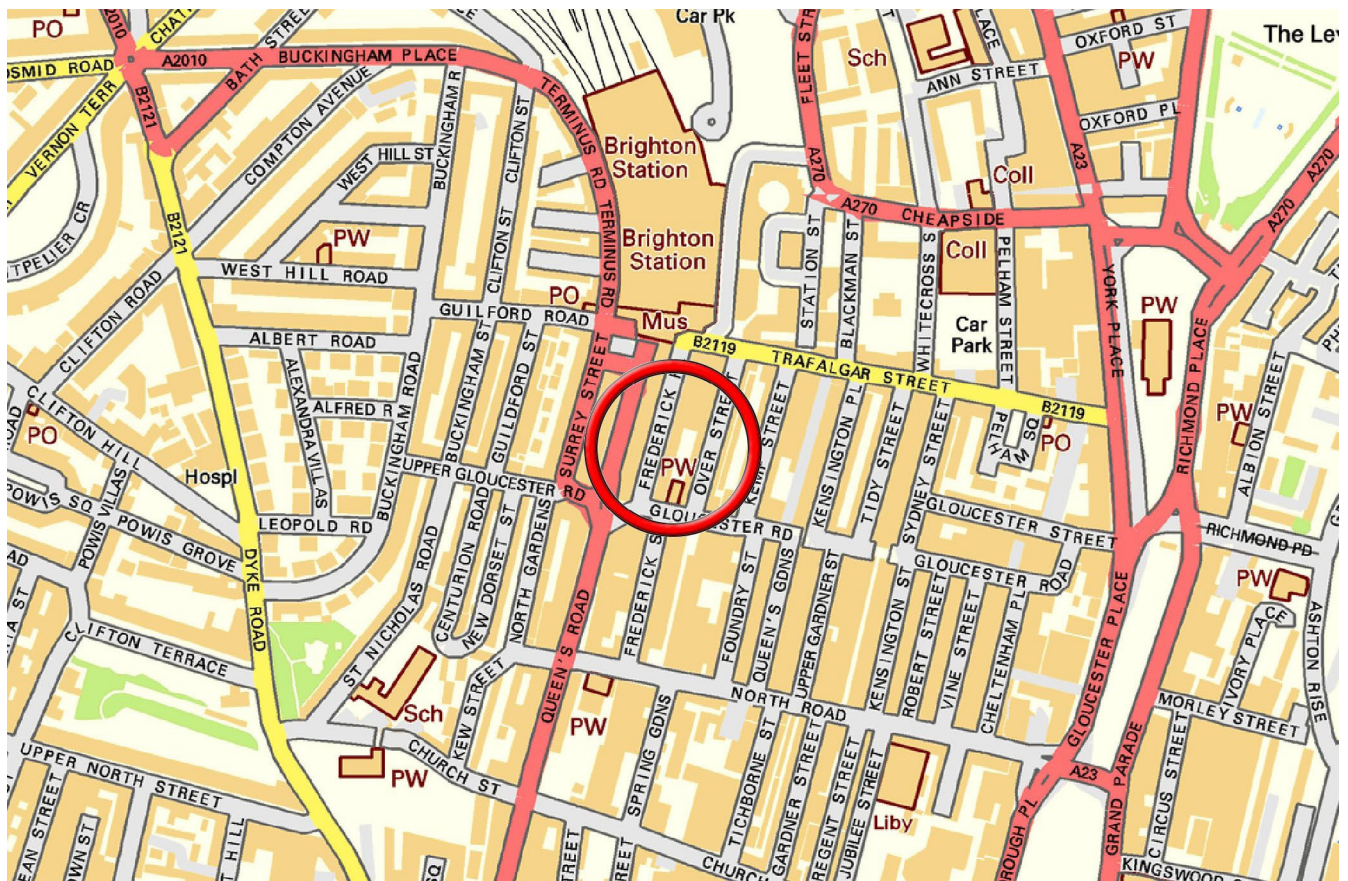


**OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH**





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