



TO LET

Third floor Frederick House,
42 Frederick Place, Brighton, East Sussex BN1 4EA



Location & Accommodation

The property occupies a prominent corner position on Frederick Place at its junction with Gloucester Road. Frederick Place runs parallel to Queens Road in the heart of Brighton's business district, and within 100m of Brighton Railway Station.

The subject space is located over the third floor of the building, comprising a newly refurbished open plan suite to the northerly side of the core and south facing roof terrace to the southern end.

Key Features

- Situated in Brighton city centre
- Within close proximity to Brighton Station
- Newly refurbished throughout
- New LED strip lighting
- New VRF heating & cooling system
- Exposed ceiling and services
- 2 x secure onsite car parking spaces & bike storage
- Dual aspect
- Lift to all floors
- 2 x on site showers and changing facility





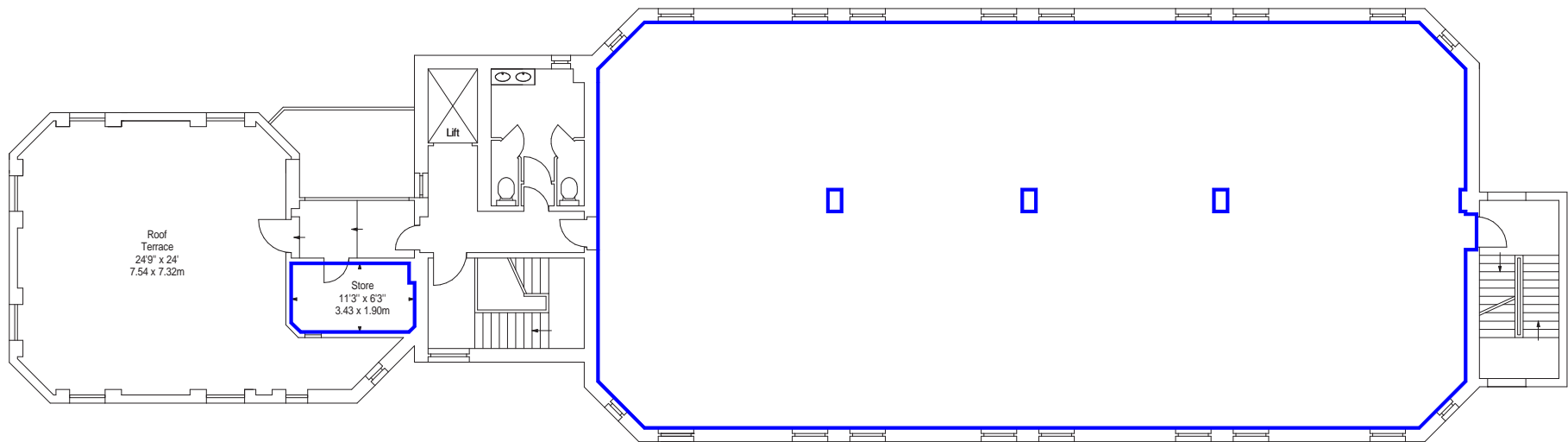
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FLOOR PLAN For identification purposes only



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

Area	Sq Ft	Sq M
Third floor	2,957 sq ft	274.71 sq m



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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 £30 per sq ft per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

EPC

We understand the property to have an EPC rating of C (60).

Rateable Value

Rateable Value 2017: £43,700.

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

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.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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



Further Information

Please contact the sole agents Flude Property Consultants:

Ed Deslandes
e.deslandes@flude.com
01273 727070

Aaron Lees
a.lees@flude.com
01273 727070

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July 2021

