

2 Frederick Terrace
Brighton, East Sussex BN1 1AX

TO LET/MAY SELL

SELF CONTAINED OFFICE BUILDING CLOSE TO BRIGHTON STATION

Total size 2,054 sq ft / 190.86 sq m

Key Features:

- Situated in Brighton city centre
- Within close proximity to Brighton Station
- Arranged over ground, first and second floors
- Fitted kitchen & shower
- 2 x dedicated onsite car parking spaces
- Small external terrace
- Available to let as a whole or on a floor by floor basis or for sale with the benefit of vacant possession

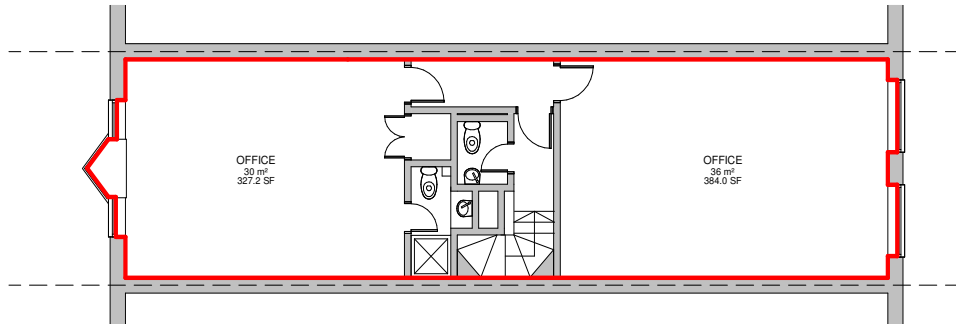




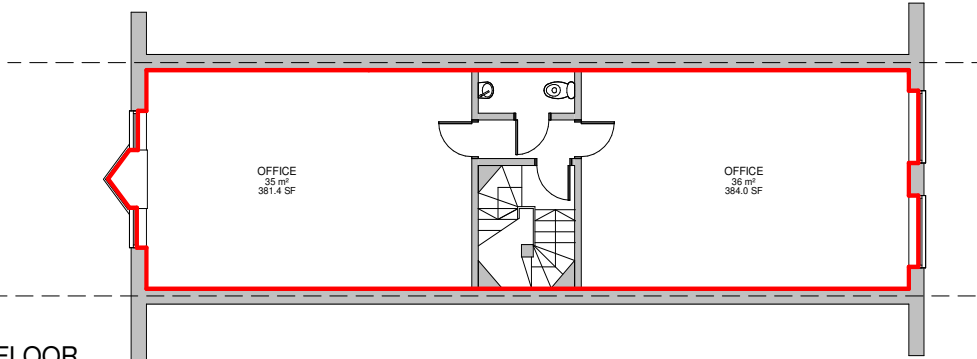
FLOOR PLANS



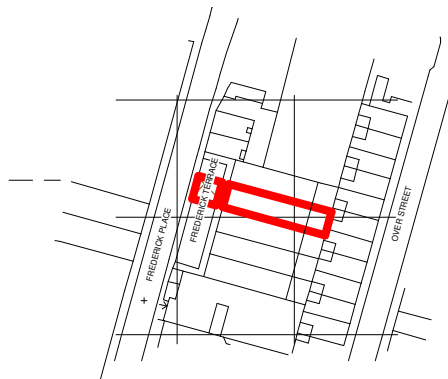
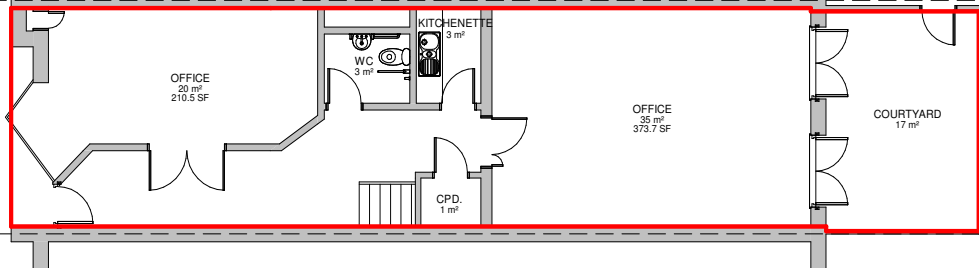
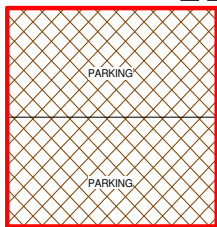
3 SECOND FLOOR
1 : 100



2 FIRST FLOOR
1 : 100



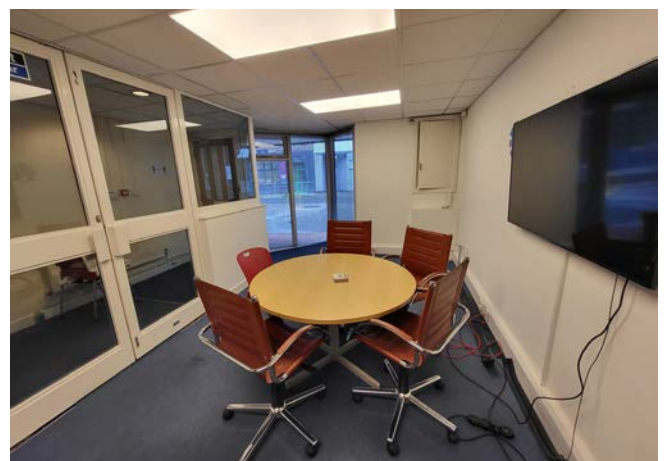
1 GROUND FLOOR
1 : 100



4 LOCATION PLAN
1 : 1250



2 Frederick Terrace
Brighton, East Sussex BN1 1AX



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



2 Frederick Terrace
Brighton, East Sussex BN1 1AX

Location

Frederick Terrace sits on Frederick Place and forms part of the North Laine area of Brighton. Brighton Station is a 2 minute walk to the north of the premises and there are regular bus routes a stone's throw away. There are also nearby car parks on North Road & Church Street within short walking distance.

Accommodation

The subject property comprises a self-contained office building, providing office accommodation arranged over the ground, first and second floors.

There are WC facilities on all floors, and along with a shower and a fully fitted kitchen over the ground floor parts. In addition there is access to a small external terrace to rear of the ground floor.

The property has the following approximate IPMS Office 3

Floor	Sq Ft	Sq m
Ground	599.00	55.60
First	757.79	70.40
Second	698.15	64.86
Total	2,054	190.86

EPC

B (44)

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 FRI lease for a term to be agreed, and at a guide rental of £23 psf.

Alternatively our clients will consider a sale of the freehold with the benefit of vacant possession.

Business Rates

Rateable Value (2017): £24,500.00

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (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

e.deslandes@flude.com

01273 727070

www.flude.com

Nick Martin

n.martin@flude.com

01273 727070

www.flude.com



Flude
PROPERTY CONSULTANTS

