



TO LET

Ground Floor North & South Frederick House
42/46 Frederick Place, Brighton, East Sussex, BN1 4EA



Key Features

- Comprehensively modernised building
- Within close proximity to Brighton Station
- Ready for immediate occupation
- Fitted kitchen, meeting rooms and WCs
- Secure on-site car parking & bike storage
- Dedicated shower and changing facilities
- Available on new lease terms
- South facing communal roof terrace



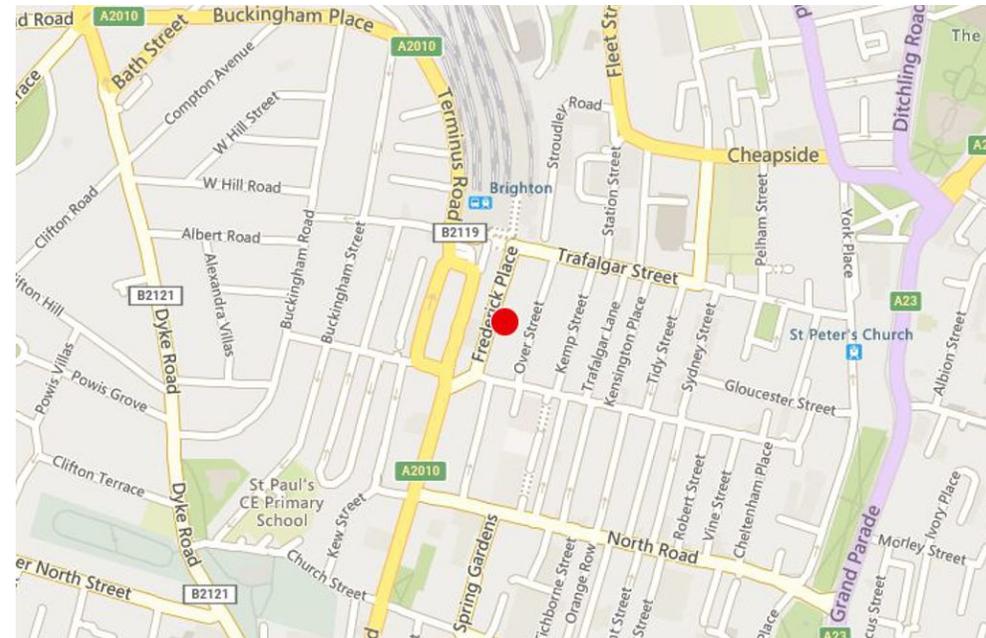


Location & Situation

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 established business district and lies within approximately 100 metres of Brighton Railway Station, providing fast and frequent services to London Victoria, London Bridge and Gatwick Airport. This makes the building particularly attractive for businesses with London connectivity requirements, regional staff, or clients travelling in from outside the city.

The immediate area is characterised by a mix of professional office occupiers, medical and consultancy uses, and complementary retail and leisure amenities. Queens Road and North Road are within a short walk, offering an extensive range of cafés, gyms, convenience stores and lunchtime facilities. Brighton city centre and the Lanes are also easily accessible on foot.

Additionally, the central location ensures excellent public transport links, with numerous bus routes serving the immediate vicinity. The prominent corner position also offers strong visibility and ease of wayfinding.





Description & Accommodation

Frederick House is an attractive purpose built office building arranged over four storeys with additional basement accommodation.

The subject premises is located on the ground floor and comprises two self-contained suites, fitted to a high standard throughout and ready for immediate occupation with fitted kitchenette, meeting room and WCs.

The ground floor opens into a well presented reception area, leading through to the north and south suites.

The basement level offers storage rooms that are available at additional cost, as well as shower facilities and bicycle parking. There is dedicated car parking to the rear.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M	Status
Ground Floor North	2,828	262.72	To Let
Ground Floor South	760	70.6	To Let
Total	3,588	333.33	





Rateable Value

Ground Floor North - Rateable Value (2026): £51,500

Ground Floor South - Rateable Value (2026): £13,750

EPC

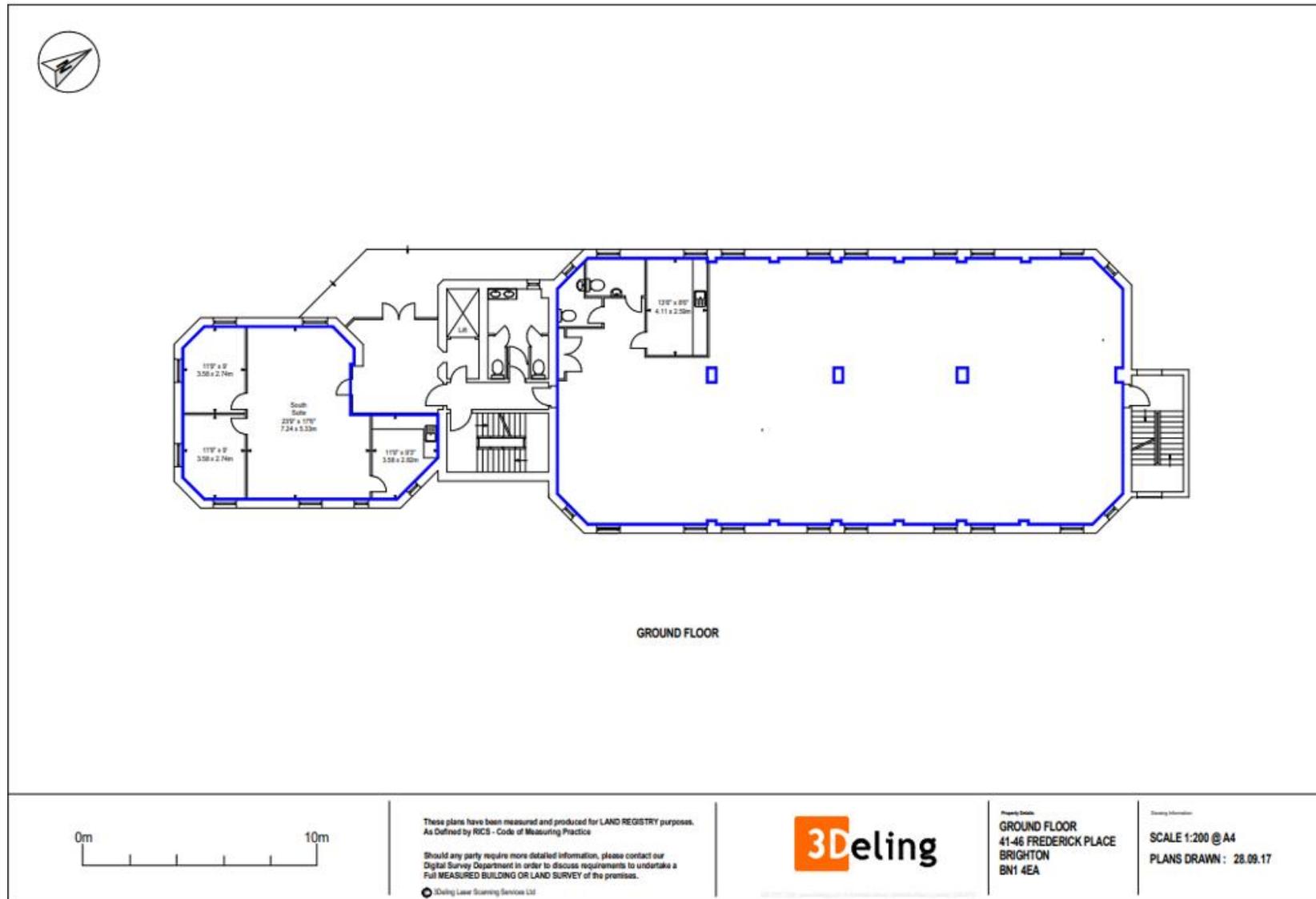
We understand the property has an EPC rating of C (60) (expiry date - 18/01/2031).

Planning

We 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.





FLOOR PLAN For identification purposes only.



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Terms

The premises are available either combined or separately by way of a new lease for a term to be agreed. Rent on application.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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26 February 2026

