Flude
PROPERTY CONSULTANTS

SELF CONTAINED FREEHOLD OFFICE BUILDING, ARRANGED OVER 3 FLOORS. PROVIDING FLEXIBILITY TO ARRANGE AS 3 SELF CONTAINED UNITS, OR 1 WHOLE UNIT, OR ANY COMBINATION THEREOF.



FOR SALE

40A Providence Place Brighton,
East Sussex, BN1 4GE

Key Features

- Self-contained office/studio accommodation arranged over three floors with WC and kitchenette facilities
- Suitable for a number of commercial uses under Class E
- Newly installed, energy-efficient air conditioning to all floors
- High-quality hardwood flooring with contemporary halogen spotlighting
- Comprehensive Cat 5 data cabling throughout with high-speed internet connection
- Secure intercom and integrated intruder alarm systems
- Direct ground-floor street access for convenient loading, storage and distribution
- Can function as three independent self-contained units, one unified unit, or any combination in between
- To be sold with the benefit of vacant possession



Location

Brighton and Hove is a vibrant and well-connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional and financial sectors.

40A Providence Place is situated in an established commercial position, located just off London Road and directly opposite the London Road NCP car park. The area has seen significant improvement in recent years and now supports a lively mix of independent retailers, creative studios, cafés and established national operators. Brighton Station is approximately a ten-minute walk, providing excellent connectivity for staff and clients, while the surrounding neighbourhood offers strong amenities and transport links that support both convenience and commercial growth.

What 3 Words: ///spots.scouts.waddle



Description & Accommodation

This modern three-storey, self-contained office building has been fully refurbished throughout to provide high-quality workspace in a prime Brighton location. The accommodation offers a contemporary finish with newly installed air conditioning, Cat 5 cabling, intercom and intruder alarm systems, hardwood flooring, surface-mounted halogen spot lighting, electric wall-mounted heaters and high-speed internet connectivity. WC and kitchenette facilities are also provided.

The ground floor benefits from direct street access, allowing convenient loading, storage and distribution, making the building suitable for a wide range of office or studio uses. The layout across three floors provides flexible space that can be adapted to suit different operational requirements, and allow for each floor to be independently let with common access to the stairway and WCs.

This recently refurbished building presents an excellent opportunity providing versatile self-contained premises in a vibrant and well-connected part of the city.

The accommodation has the following approximate Gross Internal Area (GIA):

Description	Sq Ft	Sq M
Ground Floor	308	28.61
First Floor	420	39.02
Second Floor	445	41.34
Total	1,173	108.97













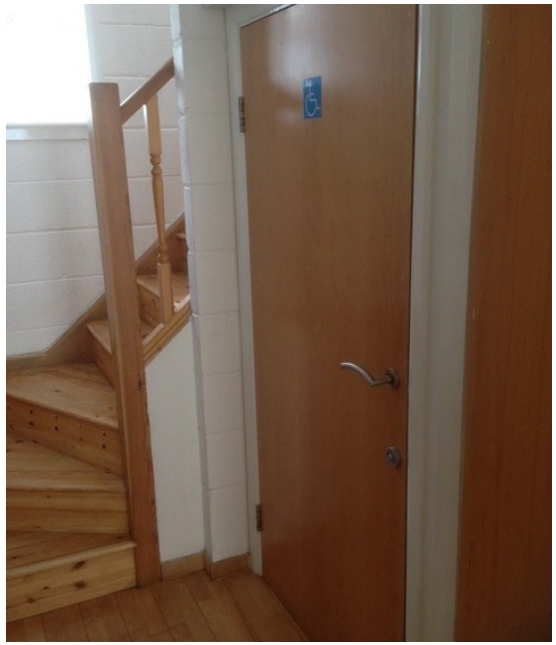

Taxation

Rateable Value (2026): £22,500

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of C (expiry date - 16/12/2028).

Planning

We understand that the premises have most recently been used as offices. 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.

Terms

We have been instructed to market the freehold interest, with the benefit of vacant possession at a guide price of £350,000

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.

Flude
PROPERTY CONSULTANTS

Further Information

All enquiries should be directed to the sole agents, Flude Property Consultants

Ed Deslandes
e.deslandes@flude.com
07854883927

Nick Martin
n.martin@flude.com
01273 740381

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 on or warranty whatsoever in relation to this property.

10 November 2026