



**TO LET**

**36 Frederick Place  
Brighton, East Sussex, BN1 4EA**



## Panoramic View





36 Frederick Place  
Brighton, East Sussex, BN1 4E

## Key Features

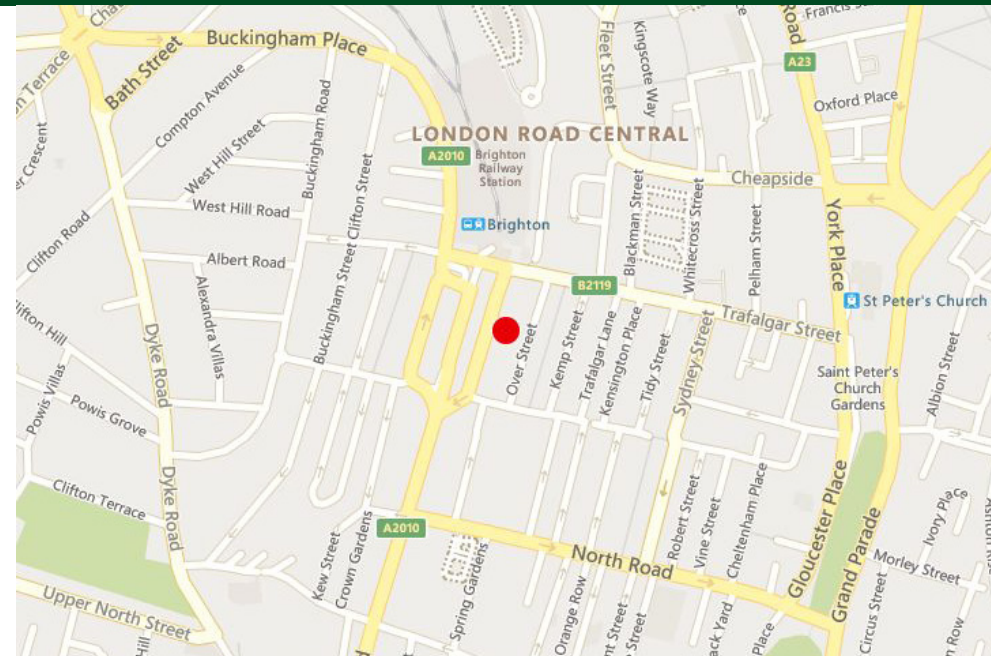
- Fully fitted & furnished office suite situated in established office location close to Brighton Station
- Including fitted kitchen, meeting room, collaboration and break out areas
- Inclusive of modern and contemporary style office desking, chairs and soft seating to provide up to 18 workstations
- 2 x secure onsite car parking spaces and bike storage
- Air conditioning, LED lighting, dual aspect outlook
- Lift to all floors
- Onsite shower
- Pre-installed high speed symmetric broadband connectivity of 300Mbps scalable to 10Gbps\*
- Available for immediate occupation
- Flexible lease terms available





## Location & Situation

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



## Description & Accommodation

Modern open plan offices with parking

Third floor 165.75 sq m (1,784 sq

The premises form part of a modern four storey purpose built office building, and are located over the third floor.

Secure parking is located to the rear of the property with spaces allocated.

The accommodation is offered on a fully fitted & furnished basis and benefits from the following amenities:

Air conditioning

Carpet tile flooring

Suspended ceiling with LED lighting

Contemporary style fitted kitchen & breakout area with furniture

Modern office chairs and (stand up) desking for 22 workstations

Dual aspect

Lift to all floors

Bike Storage

Please note the space can also be offered cleared of some or all the existing items of furniture if preferred

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

Area	Sq Ft	Sq M
3rd Floor	1,784	165.73
Total	1,784	165.73





## Rateable Value

Rateable Value (2023): £32,750

Rateable Value (2026): £34,500

## EPC

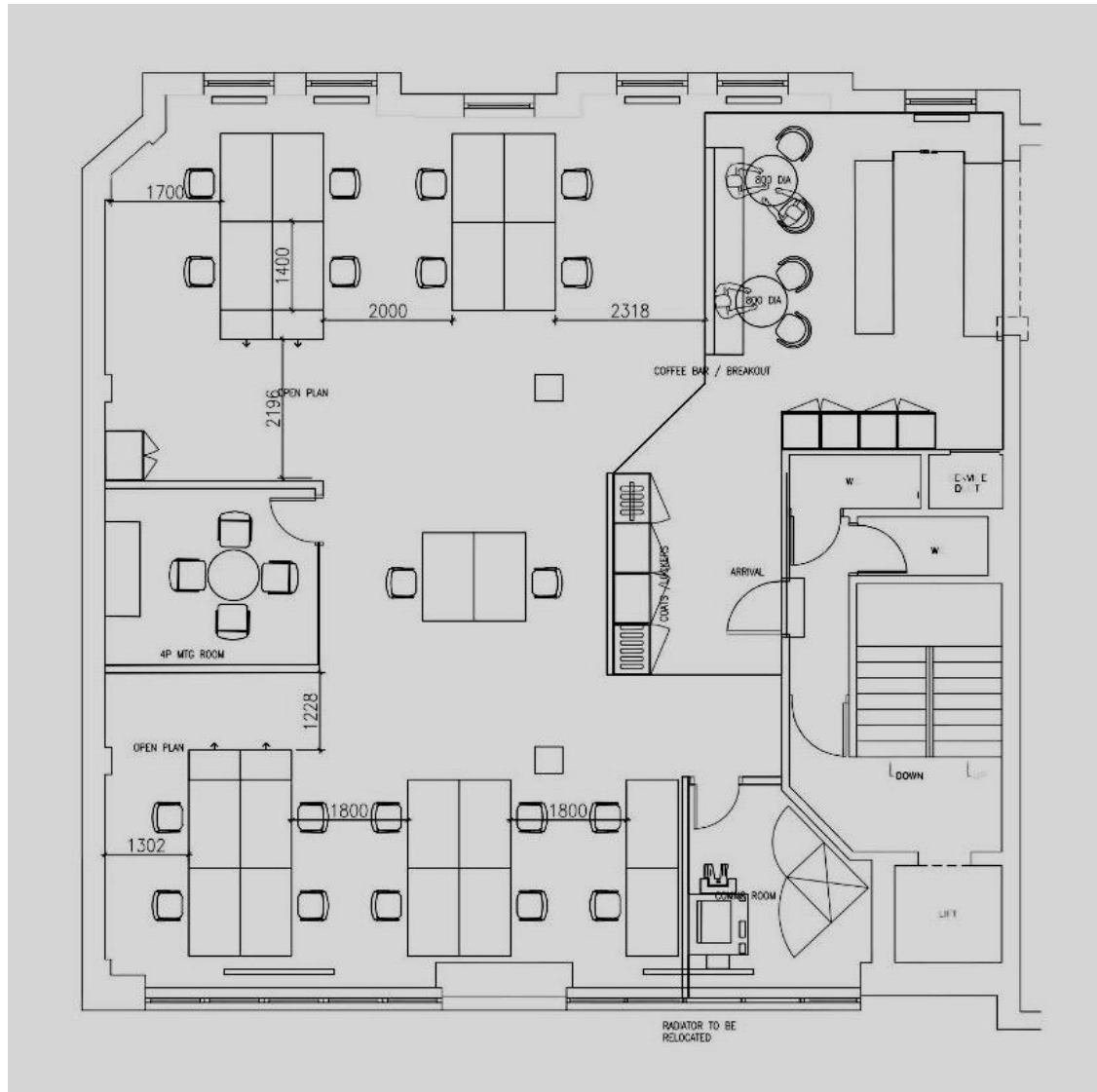
We understand the property has an EPC rating of C (expiry date: 04/10/2031)

## 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.





FLOOR PLAN for identification purposes only



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## Terms

The property is available to let by way of a new lease for a term to be agreed at a commencing rent of £25 per sq ft per annum exclusive

## 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.



## Further Information

Please contact the sole agents Flude Property Consultants:

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6th January 2026

