



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUPERB CITY CENTRE OFFICE SUITE
(A FEW METRES FROM BRIGHTON MAINLINE RAILWAY STATION)
SECOND FLOOR SUITE
783 SQ FT (82 M²)
TO LET



2 FREDERICK TERRACE
FREDERICK PLACE
BRIGHTON
BN1 1AX



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2 FREDERICK TERRACE, FREDERICK PLACE, BRIGHTON BN1 1AX

LOCATION Situated in a highly accessible city centre location a few metres from Brighton's main line railway station. This mixed use location is on the edge of Trafalgar Place, the new major station development, Queens Road and the famous North Laine conservation area it therefore provides superb access by car or by public transport and the premises is surrounded by numerous cafes, restaurants, bars and retail outlets.

ACCOMMODATION The premises comprise a modern mid terrace building on three floors as follows:

SECOND FLOOR

Large open plan front office 365 sq ft (34 sq m)

Large open plan rear office 418 sq ft (38 sq m)

Total second floor accommodation 783 sq m (72 m²)

To include:

- Shower room with separate W/C and hand wash facilities

TENURE Leasehold.

LEASE New internal repairing only lease is available with term to be agreed (suggested term 3 years)

RENT Second floor £12,000 per annum exclusive

VAT VAT is not chargeable on the terms quoted.

LEGAL FEES The ingoing tenant to be responsible for both parties' reasonable legal fees.

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

