



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUPERB CITY CENTRE OFFICE SUITE
(A FEW METRES FROM BRIGHTON MAINLINE RAILWAY STATION)
GROUND FLOOR SUITE WITH PARKING SPACE
FULLY FITTED KITCHEN AND REAR GARDEN
705 SQ FT (65 M²)
TO LET



2 FREDERICK TERRACE
FREDERICK PLACE
BRIGHTON
BN1 1AX



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	<p>The premises comprise a modern mid terrace building on three floors with on site car parking spaces as follows:</p> <p>Ground Floor Suite Front Office/ Reception Open plan area with full length windows on to street 298 sq ft</p> <p>Large storage cupboard</p> <p>Kitchen Separate fully fitted kitchen.</p> <p>WC Disabled WC with hand wash facilities</p> <p>Rear office Large open plan office 407 sq ft</p> <p>Two double French doors opening out onto:</p> <p>Patio Rear garden/ patio area</p> <p>Total ground floor accommodation 705 sq ft (65 m²)</p>
TENURE	Leasehold.
LEASE	New internal repairing only lease is available with term to be agreed (suggested term 3 years)
RENT	£13,500 per annum exclusive to include 1 parking space
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

