



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

SUPERB CITY CENTRE OFFICE SUITES  
2 ADJACENT SUITES (ENTIRE FLOOR)  
CAR PARKING SPACE ALSO AVAILABLE  
A FEW METRES FROM BRIGHTON  
MAINLINE RAILWAY STATION  
365 - 783 SQ FT (34 - 73 M<sup>2</sup>)  
TO LET



SECOND FLOOR FRONT & REAR  
5 FREDERICK TERRACE  
FREDERICK PLACE  
BRIGHTON BN1 1LH

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## 5 FREDERICK TERRACE, FREDERICK PLACE, BRIGHTON BN1 1LH

<b>LOCATION</b>	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.	
<b>ACCOMMODATION</b>	The premises comprise an end of terrace building on three floors with on site car parking spaces as follows:	
<b>LARGE OPEN PLAN FRONT OFFICE</b>		<b>365 sq ft (34 sq m)</b>
<b>LARGE OPEN PLAN REAR OFFICE</b>		<b>418 sq ft (38 sq m)</b>
	To include:	
	<ul style="list-style-type: none"><li>• Shower room with separate W/C and hand wash facilities</li></ul>	
<b>PARKING</b>	There is the possibility of a car parking space to the front for £120 pcm under separate negotiation	
<b>TENURE</b>	Leasehold	
<b>LEASE</b>	We are offering a six to twelve month license on an all inclusive basis as follows:	
<b>RENT</b>	Front Suite: £950 per calendar month all inclusive Rear Suite: £975 per calendar month all inclusive	
	A longer term may be agreed of up to three years (outside of the Landlord and Tenant Act) by negotiation.	
<b>VAT</b>	VAT is not chargeable on the terms quoted.	
<b>LEGAL FEES</b>	The ingoing tenant to be responsible for both parties' reasonable legal fees.	
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Rupert Burstow Ltd</b> <b>Tel: 01273 731111</b>	

