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TO LET

OFFICE – 601 - 1,360 SQ FT (126.34 SQ M)

1 Frederick Terrace, Frederick Place, Brighton, East Sussex, BN1 1AX

LOCATION

Frederick Place runs Parallel to Queens Road in the centre of Brighton's business district. The property is within 100m of Brighton Railway Station.

All facilities of Brighton city centre are immediately accessible. There are also several car parks close by, including NCP in Church Street and North Road.

DESCRIPTION

The available offices comprise the ground and first floor of this 3 storey purpose built office building. The property is part of a terrace of offices built in the early 1990s.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Ground Floor	601	55.83
First Floor	759	70.51
TOTAL	1,360	126.34

VAT

The property has not been elected for VAT and so VAT is not to be added to the rent payable.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

AMENITIES

- Carpet throughout
- Suspended ceiling
- LED Lighting
- Kitchen area
- WC facilities on each floor (DDA compliant on ground floor)
- Central heating
- Perimeter trunking
- 1 car parking space (separate negotiation)

RENT

Ground Floor - £15,000 per annum
 First Floor - £19,000 per annum.

RATES

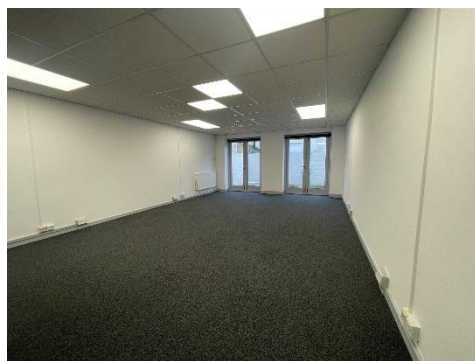
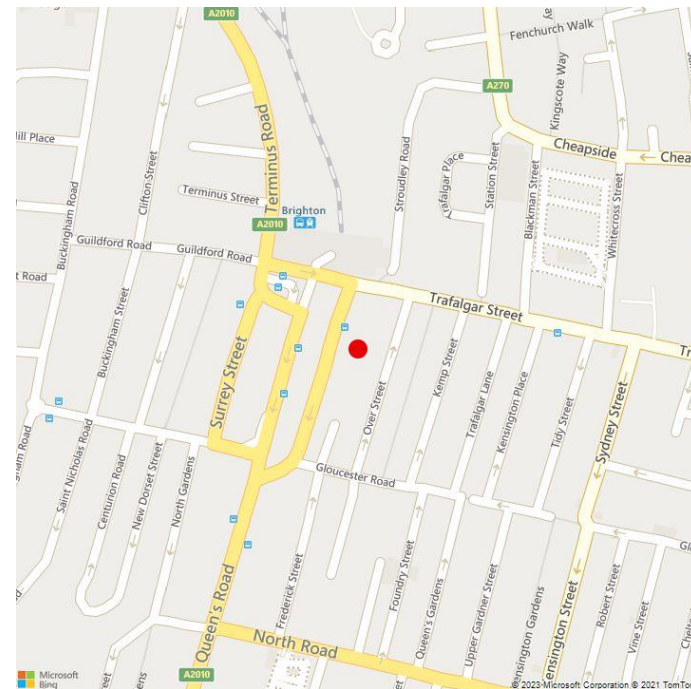
We have been verbally informed that the Rateable Value is:
 Ground Floor - £9,600.
 First Floor - £10,500.

SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas. All utilities are apportioned on a floor by floor basis.

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876 200

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