



The red line boundary above is for indicative purposes only.

FREDERICK HOUSE

41-46 FREDERICK PLACE | BRIGHTON | BN1 4EA

Brighton City Centre multi let office with strong asset management potential,
within a 2 minute walk from Brighton Station

NEWMARK

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Proposal

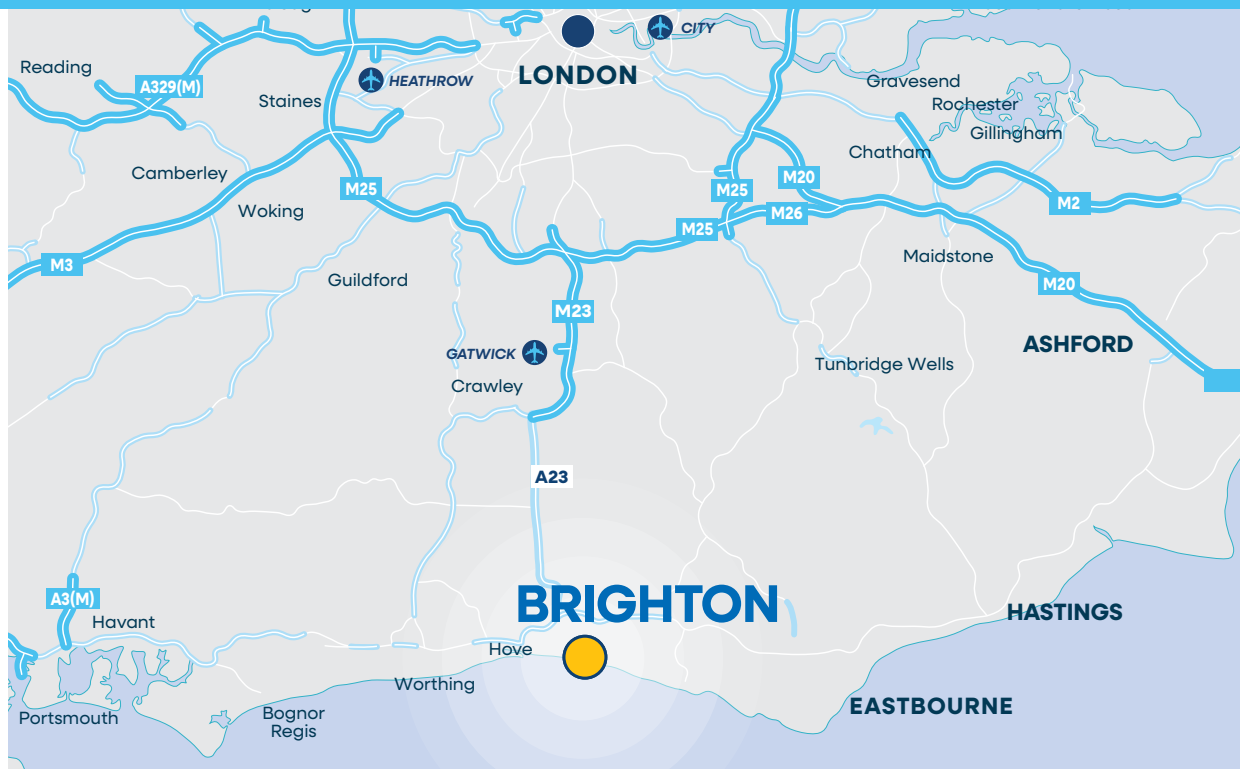
Offers are sought in excess of **£3,700,000**
(Three Million Seven Hundred Thousand Pounds).

This equates to a **reversionary yield of 13.06%**
once fully let (after purchaser's costs of 6.52%)
reflecting a **capital value of £232 psf**.

Investment Highlights

- **Prominent city centre** freehold Brighton office investment.
- The asset is located in a **prime location c. 150 metres from Brighton Station**.
- Frederick House comprises **15,973 sq ft NIA** of office accommodation **arranged over lower ground, ground and three upper floors** configured in a mixture of **open plan and cellular layouts**.
- **0.24 acre (0.10 hectares)** town centre site providing a **site coverage of 42%**.
- **Refurbished in 2020**, including new M&E and lighting. Third floor was refurbished to **CAT A+**.
- The landlord is currently refurbishing the ground and first floors, with practical completion expected October 2026.
- **Multi let to 3 tenants** with a diverse income portfolio across advertising, marketing and photographic services.
- **WAULT 2.55 yrs** to expiry and **1.44 yrs** to break on the let space.
- Passing rent of **£276,770 per annum**, reflecting **£30.86 psf** across the let space.
- **Significant reversionary potential** with Brighton's prime 'grade A' rents exceeding **£45.00 psf**. 44% vacancy provides ability to realise considerable reversion.
- **Opportunity to lease up the vacant suites** and benefit from a significant reversion.
- **Freehold**.





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Strategic Location

Brighton is a vibrant coastal city located on the south coast of England, approximately 54 miles south of Central London. It is well-connected by the A23 which provides direct access to the M23 and M25 motorways, connecting the city to London, the South East, and beyond. By rail, Brighton Station provides direct Southern Rail and Gatwick Express services to London and Gatwick Airport.

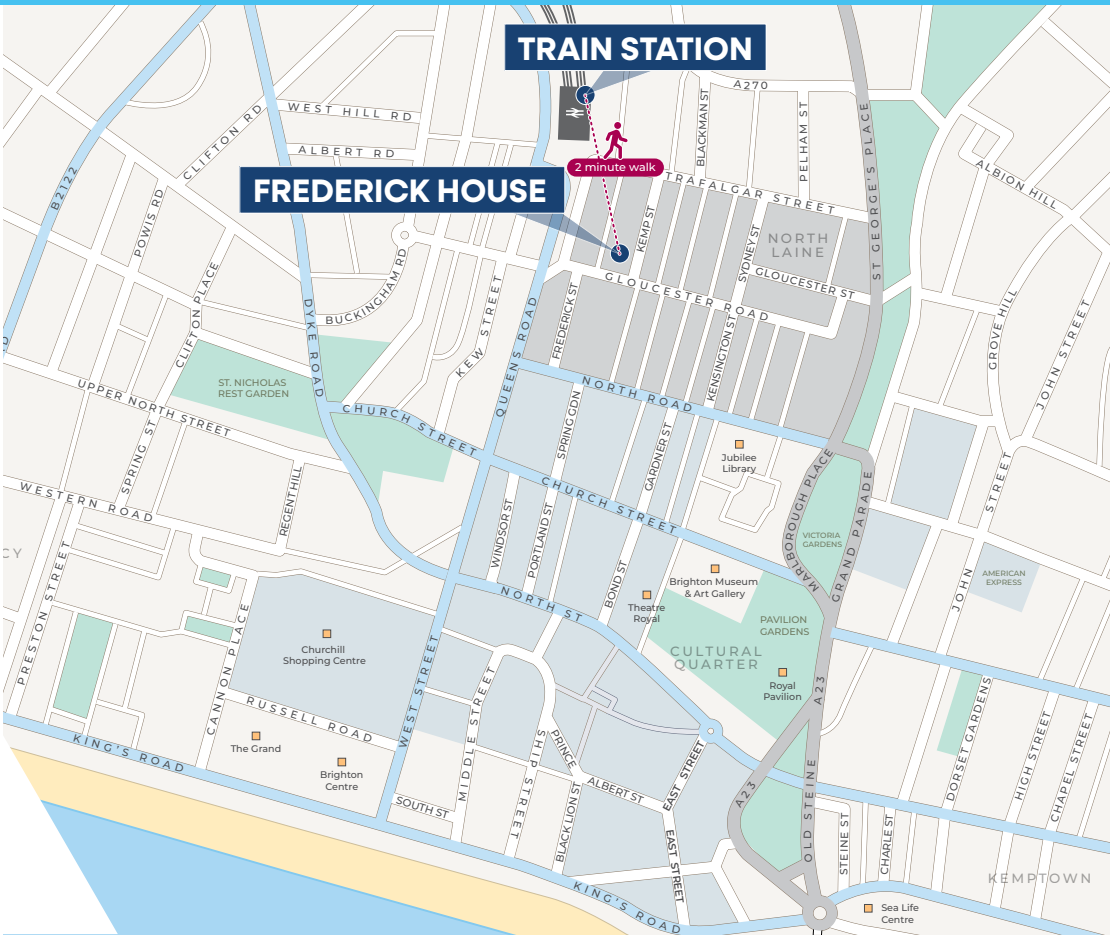
Frederick House occupies a prime position at the junction of Frederick Place and Gloucester Road, just off the bustling Queens Road and approximately 150 metres from Brighton Station. This central location places the property within walking distance of all major amenities. Brighton is home to several prominent occupiers, including American Express, BUPA and Barclays, which highlights the location's growing appeal as both a business and leisure hub. The lively North Laine Quarter, renowned for its independent shops, cafés, and cultural venues, is also just a short walk away from the property.

Situation

The property offers strong transport links, situated just a 2 minute walk from Brighton Station. The property benefits from fast and frequent rail services to London Victoria, London Bridge and Gatwick Airport. Major road routes including the A23, M23 and M25 ensure excellent road connectivity, while a range of airport options serve both domestic and international travel needs.

Travel Times

	Rail	Distance	Time
	London Victoria	-	58 minutes
	Gatwick Airport	-	26 minutes
	London Bridge	-	1 hr 8 minutes
	Road	Distance	Time
	London	54 miles	1 hr 48 minutes
	Gatwick	28 miles	40 minutes
	Crawley	23 miles	35 minutes
	Portsmouth	50 miles	1 hr 16 minutes
	Airports	Distance	Time
	Brighton City Airport	10 miles	25 minutes
	London Gatwick	28 miles	40 minutes
	London Heathrow	65 miles	1 hr 15 minutes
	London City Airport	60 miles	1 hr 30 minutes



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Property Overview

The property was built in 1975 and refurbished in 2020. The works included new heating and cooling, LED lighting, carpet tiles and ceiling tiles on the upper floors, together with improvements to the reception and communal WCs. The landlord is currently refurbishing the ground and first floors, with practical completion expected October 2026. There is further potential to refurbish and improve the roof terrace.

Frederick House comprises 15,973 sq ft NIA of office accommodation arranged over lower ground, ground and three upper floors. Floor plates are configured in a mixture of open plan and cellular layouts, making them highly flexible and capable of multiple occupation.

Key Specification

Open plan office accommodation 	Modern meeting rooms with ancillary heating and cooling 	CAT A+ specification on the Third Floor. New CAT A refurbishment on vacant floors 	Balconies on first, second and third floors 	High quality shower block and WC facilities 
New Air-conditioning 	Wi-Fi access 	Cycle Storage 	20 car parking spaces providing a ratio of approx. 1:799 sq ft 	South facing roof terrace with sea views 

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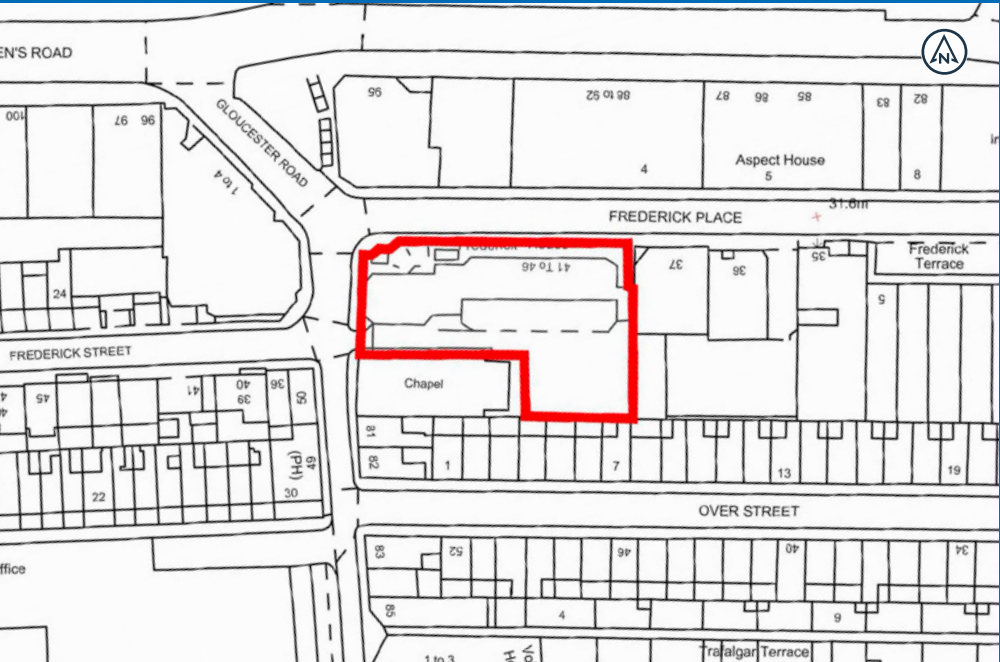
Accommodation Schedule

The property has been measured in accordance with the RICS Code of Measuring Practice / IPMS and comprises the following areas:

Floor	NIA (sq ft)
Lower Ground Floor	2,350
Ground Floor	3,529
First Floor	3,474
Second Floor	3,635
Third Floor	2,985
Total	15,973

Site

0.24 acre (0.10 hectares) town centre site providing a site coverage of 42%.

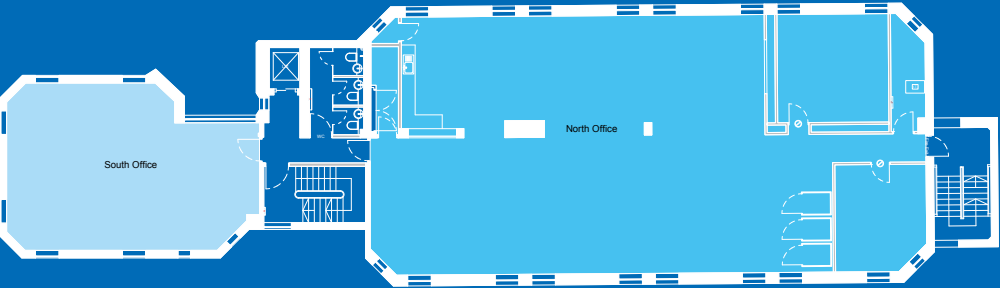


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Tenure

Freehold. Title Number - ESX25797.

Floorplan



Second Floor



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Tenancy Schedule

Units	Tenant Name	Total Area (sq ft)	Passing Rent (£pa)	Rent £psf	Lease Start Date	Break Date	Expiry Date	LTA 1954	Comments
Lower Ground Floor, North & South Suite	Spectrum Photographic Limited	2,350	£26,000	£11.06	01-Dec-20	30-Nov-28	30-Nov-30	N	1. Lower Ground Floor North repairing obligation is subject to a schedule of condition. 2. The Lease contains an RPI-linked service charge cap. The initial amount of the cap in 2020 was £22,260.
Ground (North)	Vacant	2,843							Undergoing Refurbishment with PC expected on the 19th October 2026.
Ground (South)	Vacant	686							Undergoing Refurbishment with PC expected on the 19th October 2026.
First Floor	Vacant	3,474							Undergoing Refurbishment with PC expected on the 19th October 2026.
Second Floor	Rakuten Marketing Europe Limited	3,635	£128,270	£35.29	01-Dec-25	01-Dec-28	30-Nov-30	N	1. There is a rent deposit equivalent to 6 months annual rent plus VAT. 2. Repairing obligation is limited by a schedule of condition appended to a previous lease.
Third Floor	Anything Is Possible Media Limited	2,985	£122,500	£41.04	05-Apr-22		04-Apr-27	N	1. This suite was let on a CAT A+ specification. 2. There is a rent deposit equivalent to 3 months annual rent plus VAT, which is subject to release if the tenant produces accounts showing a net profit for 3 consecutive financial years that exceeds 3x the annual rent. 3. Repairing obligation is limited by a schedule of condition.
Total		15,973	£276,770			1.44 Yrs	2.55 Yrs		

Service charge: The service charge budget for the year ending 2027 is £213,665, which equates to £13.38 psf.



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Tenant Covenant

Rakuten Marketing Europe Limited // Company number 05751526 // D&B rating – 4A1

Rakuten Marketing Europe Limited, trading as Rakuten Advertising, is a global marketing solutions provider, specialising in affiliate, display, and search advertising. With offices in the UK, France, Australia, Brazil, Japan, and the US, the company serves clients like Harrods and Estée Lauder.

Fiscal Year Ending	31/12/2024	31/12/2023	31/12/2022
Turnover	£17,492,741	£20,104,707	£30,480,936
Total Assets	£46,951,865	£48,003,942	£66,433,022
Total Liabilities	£19,227,100	£31,031,059	£45,868,069

Spectrum Photographic Limited // Company No. 10048011 // D&B rating – E2

Spectrum Photographic Limited, based in Brighton, is a professional imaging laboratory specialising in high-quality printing and exhibition-grade mounting services. The company is a small enterprise and has occupied the premises since 1 December 2020, where it runs from a bespoke fit-out tailored to its operational needs. As at 31 March 2025, the company employed nine staff and reported current assets of £125,378.

Anything Is Possible Media Limited // Company No. 10910014 // D&B rating – 1A1

Anything Is Possible Media Limited is a private limited company based in Brighton, England, specialising in advertising and media services, established on the 10 August 2017. The company reported a turnover of £30.77 million for the year ending 31 December 2024.

Fiscal Year Ending	31/12/2024	31/12/2023	31/12/2022
Turnover	£30,772,171	£19,782,642	-
Total Assets	£6,586,795	£8,314,231	£5,432,220
Total Liabilities	£5,591,298	£7,311,560	£4,759,236

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Occupational Market

The South East office market continues to see occupier demand focused on best-in-class space, with a clear flight to quality. Total take-up reached over 4 million sq ft in 2025, up 5% on 2024, with 'grade A' space accounting for 67% against a pre-pandemic average of 46%.

Constrained supply is driving rental growth which is forecast to grow 4% in 2026 and towards 5% in 2027 and 2028. Prime rents now exceed £60 psf in Cambridge, Oxford and Maidenhead, with Reading approaching £60 psf, while Brighton exceeds £45.00 psf.

Brighton follows the same pattern. Take-up of 135,000 sq ft in 2025 was 12% above the annual average, and momentum has continued through 2026 with Capgemini taking 25,000 sq ft at Hove Central and MPB leasing 18,000 sq ft at Sovereign House.

Leasing Comparables

Date	Address	Area sq ft	Tenant	Rent £psf
Mar-26	Sovereign House	18,000	MPB	£47.50
Feb-26	Lanchester House	5,167	Avalara	£43.00
Mar-25	Moore House	7,339	Spabreaks.com	£35.00
Nov-24	2nd Floor, Portland Street	8,557	Evoke Mind + Matter	£44.00
Oct-24	Lanchester House	2,500	Applied Systems	£45.00
Jul-24	1 Jubilee Street	3,331	Inshur UK	£38.00
Jul-24	One Gloucester Place	7,259	William Reed	£36.00
Jul-24	CityView, 103 Stroudley Street	6,030	FDM	£36.00



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Further Information

Planning

The property is within the North Laine Conservation area and within an Article 4 Direction.

VAT

The property has been elected for VAT, which will be chargeable on the purchase price.

EPC

Available on request.

Data Room

Please contact the sales team for access to the data room.

AML

Purchasers will need to supply the relevant information to satisfy anti-money laundering requirements.

Service Charge

The service charge budget for year ending 2027 is £213,665, which equates to £13.38 psf.

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