



## 4 Frederick Terrace

Frederick Place, Brighton, BN1 1AX

### To Let: Self-Contained Office Building In Brighton North Laine Location

**1,948 sq ft**  
(180.98 sq m)

- Prime central location in Brighton's North Laine, just 100m from the mainline station
- Self-contained office building arranged over three floors
- Two reserved on-site parking spaces
- Available for immediate occupation on a new lease

# 4 Frederick Terrace, Frederick Place, Brighton, BN1 1AX

## Summary

Available Size	1,948 sq ft
Passing Rent	£35,000 per annum
Premium	Nil
Rateable Value	£45,250 from 1 April 2026
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (78)

## Description

The property comprises a self-contained office building arranged over ground and two upper floors, forming part of a well-maintained purpose-built terrace constructed in the early 1990s.

The accommodation provides flexible and well-presented workspace, with a kitchen on the ground floor, WC facilities on each level, and access to a private rear terrace. Two reserved parking spaces are situated directly outside the building, a rare advantage in this central location.

## Location

4 Frederick Terrace is a modern office building forming part of a purpose-built terrace on Frederick Place, at the heart of Brighton's central business district. Just 100 metres from Brighton Mainline Station, the property offers outstanding connectivity to London, Gatwick Airport, and the wider Southeast, making it an ideal base for businesses seeking regional and national reach.

Situated within the lively and creative North Laine area, occupiers benefit from immediate access to a wide range of independent cafés, restaurants, and boutique retailers. The location is also well served by frequent local bus routes, with multiple public car parks nearby, including North Road and Church Street, providing excellent accessibility for staff and visitors alike.

## Accommodation

Access to all upper floors is provided via an internal staircase within this self-contained office building.

Name	Floor/Unit	Building Type	Size	sq ft	sq m
Ground	Ground	Office	465 sq ft	465	43.20
1st	1st	Office	764 sq ft	764	70.98
2nd	2nd	Office	719 sq ft	719	66.80
<b>Total</b>				<b>1,948</b>	<b>180.98</b>

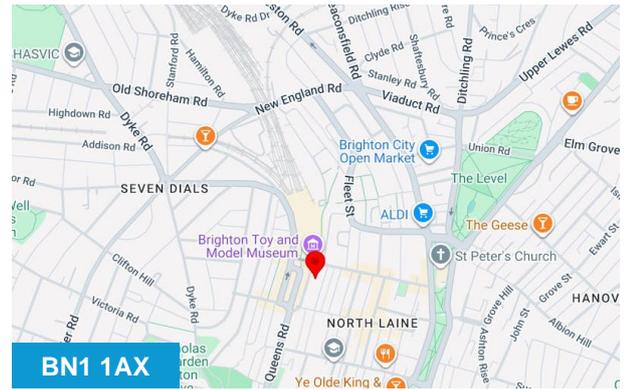
## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).



## Viewing & Further Information

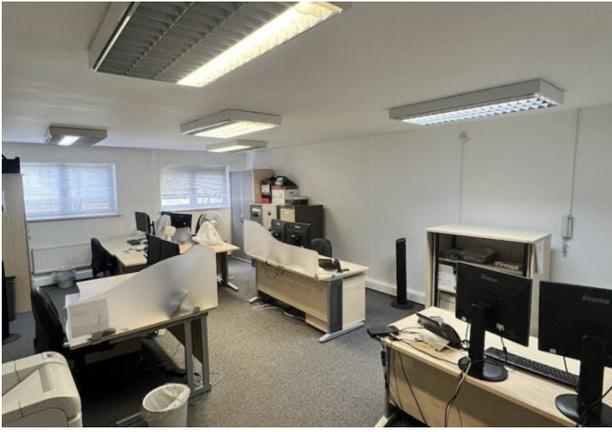


**Oliver Graves**

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# Energy performance certificate (EPC)

4 Frederick Terrace Frederick Place BRIGHTON BN1 1AX	Energy rating <b>D</b>	Valid until: <b>2 July 2029</b>
		Certificate number: <b>0950-0731-3629-1203-4006</b>

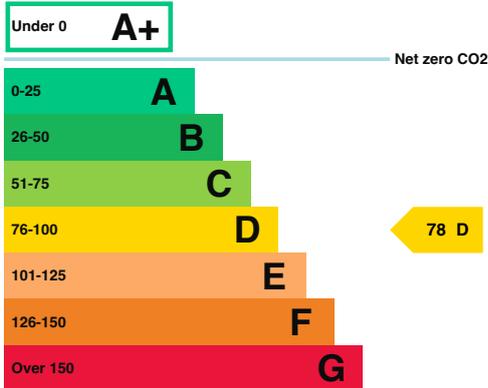
Property type	B1 Offices and Workshop businesses
Total floor area	246 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>29 B</b>
If typical of the existing stock	<b>86 D</b>