



Brighton Racecourse, Freshfield Road

Brighton, BN2 9XZ

To Let: Prominent Brighton Racecourse Office with On-Site Parking

445 sq ft
(41.34 sq m)

- Strong Branding and Marketing Exposure
- Offers in the region of £25,000 per annum, exclusive with up to 20 On-Site Parking Spaces
- Unique Office Setting within Brighton Racecourse
- Flexible Layout Suitable for a Range of Occupiers

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Summary

Available Size	445 sq ft
Rent	£25,000 per annum exclusive
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Situated within Brighton Racecourse, this office unit offers flexible accommodation with high visibility and a rare level of on-site parking. The layout comprises a main office, meeting room, storage area, male and female WCs, and a kitchenette, providing a practical and comfortable working environment.

The property benefits from dual access, both externally from the racecourse car park and internally, allowing potential 24/7 use. It is well presented and versatile, suitable for a wide range of occupiers, from businesses requiring vehicle access, ample parking, and a strong public-facing presence, to office-based operations seeking a distinctive and professional setting.

Location

Brighton Racecourse occupies an elevated and highly distinctive position on the eastern side of the city, overlooking the English Channel. One of Brighton's most recognised sporting and events venues, it hosts race meetings, corporate hospitality, conferences, and private events.

The site is located just off Freshfield Road, approximately one mile east of Brighton city centre, with convenient access to the A27 South Coast Trunk Road connecting to Lewes, Eastbourne, and the wider Sussex region. The surrounding area is predominantly residential, including Hanover, Queens Park, and Whitehawk, while Brighton Marina lies a short drive south, offering a variety of leisure and retail amenities.

Brighton Racecourse holds approximately 21 race days per year, attracting between 1,500 and 4,500 visitors per race, with total annual attendance of 25,000 to 40,000. Attendance has recently increased by around 13%, reinforcing the venue's status as a major regional destination and providing tenants with exceptional exposure.

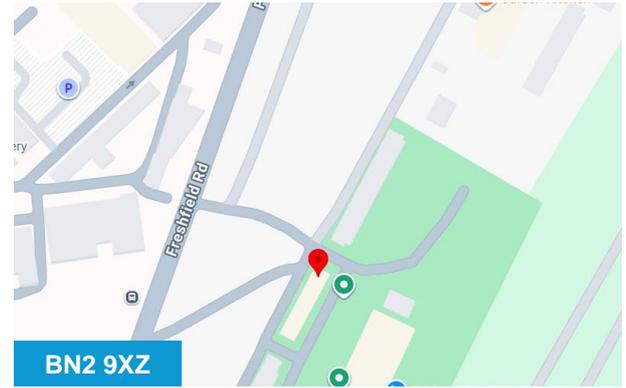
Accommodation

Self-contained ground floor accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Main Office	259	24.06
Ground - Meeting Room	128	11.89
Ground - Store	58	5.39
Total	445	41.34

Specification

- Two separate access points, both from the racecourse car park and internally from within the racecourse
- Suspended ceiling with LED lighting
- Carpeted floors throughout



Viewing & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com

- Wall-mounted radiators
- Linked fire alarm system and burglar alarm
- Up to 20 parking spaces available

Viewings

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).

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.

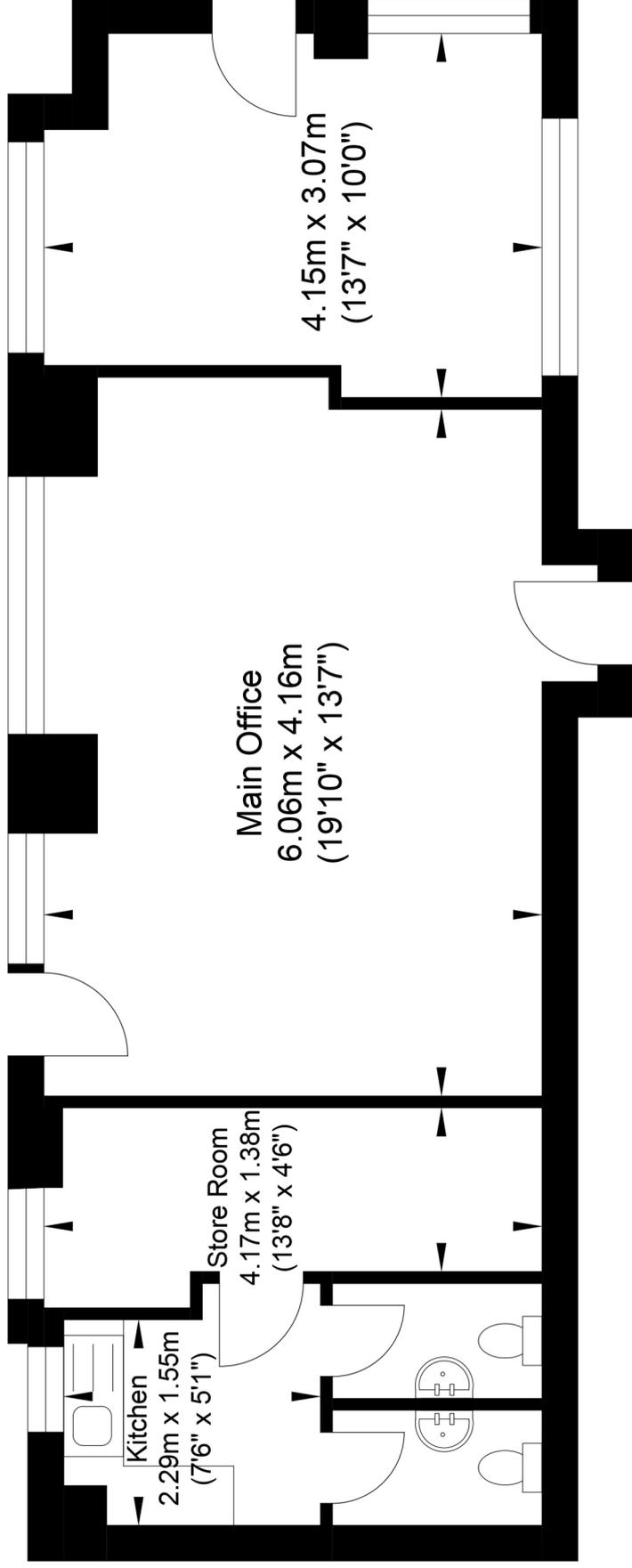
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.







Brighton Race Course



Ground Floor
Approximate Floor Area
560.26 sq ft
(52.05 sq m)



Approximate Gross Internal Area = 52.05 sq m / 560.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.