



Unit 1 Fairway Business Centre
Westergate Road, Brighton, East Sussex BN2 4JZ

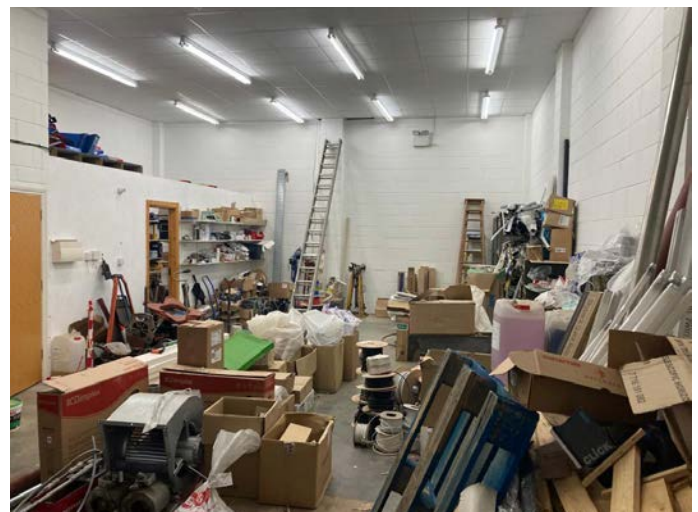
TO LET

MODERN, HIGH QUALITY PURPOSE BUILT INDUSTRIAL/OFFICE WITH PARKING

Total size 186.56 sq m (2,008 sq ft)

Key Features:

- Situated on an established business estate
- Open plan ground & first floor
- Within attractive, secure development
- Easy access to the A270 Lewes Road
- 3 phase electricity and gas supply
- To let on a new lease
- Rent £25,000 per annum





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Location

The property is located in the north Brighton area in an established business area and is well placed for immediate access to the A270 Lewes Road, one of the main thoroughfares providing good access into the city centre, and to the A27 to the north. Moulsecoomb Station is in close proximity along with various bus routes to and from the city centre.

Accommodation

The property comprises a modern purpose built business unit with a steel reinforced concrete frame and part brick and blockwork walls, with sheet metal insulated cladding. The property is set within an attractive, secure development and provides a two-storey unit arranged as ground floor industrial / workshop accommodation with office space over the first floor.

The unit benefits from a full height roller shutter door, 3 phase electricity and gas supply, and disabled WC accommodation at ground floor level. The first floor office space benefits from a kitchenette, WC accommodation, recessed lighting set within a suspended ceiling.

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Ground	996 sq ft	92.53 sq m
First	1,012 sq ft	94.03 sq m
Total	2,008 Sq Ft	186.56 Sq M

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

EPC

We understand the property to have an EPC rating of D(90).

Planning

We understand that the premises benefit from E / B8 use within the Use Classes Order 1987 (as amended).

Terms

The unit will be available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £25,000 per annum exclusive of all other out goings.

Business Rates

Rateable Value (2017): £TBC.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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