



Indicative space

Unit 2, Westergate Business Centre,
Brighton, BN2 4QN



TO LET

MODERN COMMERCIAL UNIT WITH PARKING

Open Plan B1 / B8 Opportunity
Ground floor 191.57 sq m (2,062 sq ft)

KEY FEATURES

- Modern business centre with on site parking
- Located within attractive brick-paved courtyard
- Regular bus service into Brighton city centre
- Easy access to A270 Lewes Road and A27
- Open Plan Modern Unit
- Established Brighton estate
- Passing rent £19,500 per annum
- New lease may be available



Location

The property is located to the north east of central Brighton adjacent to the Fairway Business Centre and Fairway Business Park. It lies in close proximity to Lewes Road, 'the academic corridor', which is one of the main thoroughfares providing good access into the city centre and also to the A27 to the north. Moulsecomb Station is in close proximity and there are various bus routes close by to and from the city centre.

Accommodation

The property comprises a mid-terraced purpose built light industrial unit. The unit benefits from open plan accommodation with roller shutters. There is loading and parking provisions to the front.

We have measured the existing accommodation to have the following approximate gross internal areas:

Unit 2	191.57 sq m	(2,062 sq ft)
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* Further space available at mezzanine by negotiation.

Planning

We anticipate that the premises benefit from class B1 / B8 use within the Use Classes Order 1987 (as amended).

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.



Terms

The property is available by way of a lease assignment at a rental of £19,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

A copy of the lease available upon request.

A new lease could be negotiated directly with the landlord.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasingbusinesspremises.co.uk.

EPC

TBC

Business Rates

Rateable value (2017 list): £16,750.00

UBR for year ending 31.03.20: 49.1p in the £

Rates payable 2019/2020: £ 8,224.25

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.

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial incorporating Garner Wood.

Please contact: **Alex Roberts**

Telephone: **01273 727070**

Email: a.roberts@flude.com



Flude Commercial 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Location Maps

