



Unit 5, Westergate Business Centre,  
Brighton, BN2 4QN



# TO LET

- **SERVICED OFFICE ACCOMMODATION**  
All inclusive modern office suites with parking
- **KEY FEATURES**
  - Modern business centre
  - 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 with kitchenette
  - Established Brighton estate
  - Available April 2020



## 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

Westergate Business Centre is a modern development of high quality accommodation arranged in an attractive brick-paved courtyard and has been designed with a high regard to the environment to include solar panel heated water, geo-thermal heated central heating and a wind turbine generating electricity, promoting the use of renewable energy and sustainability.

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

Unit	Size (Sq Ft)	Price PA
Unit 5F	190 Sq Ft	£5,510
Unit 5G	212 Sq Ft	£6,150
Unit 5C	231 Sq Ft	£6,700



## Planning

We anticipate that the premises benefit from class B1 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 to let by way of a new full repairing and insuring lease inclusive of rates, building insurance, service charge, heating, lighting etc.

*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](http://www.leasingbusinesspremises.co.uk).*

## EPC

**B (47)**

## Business Rates

Rateable value (2017 list):            Included

*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**

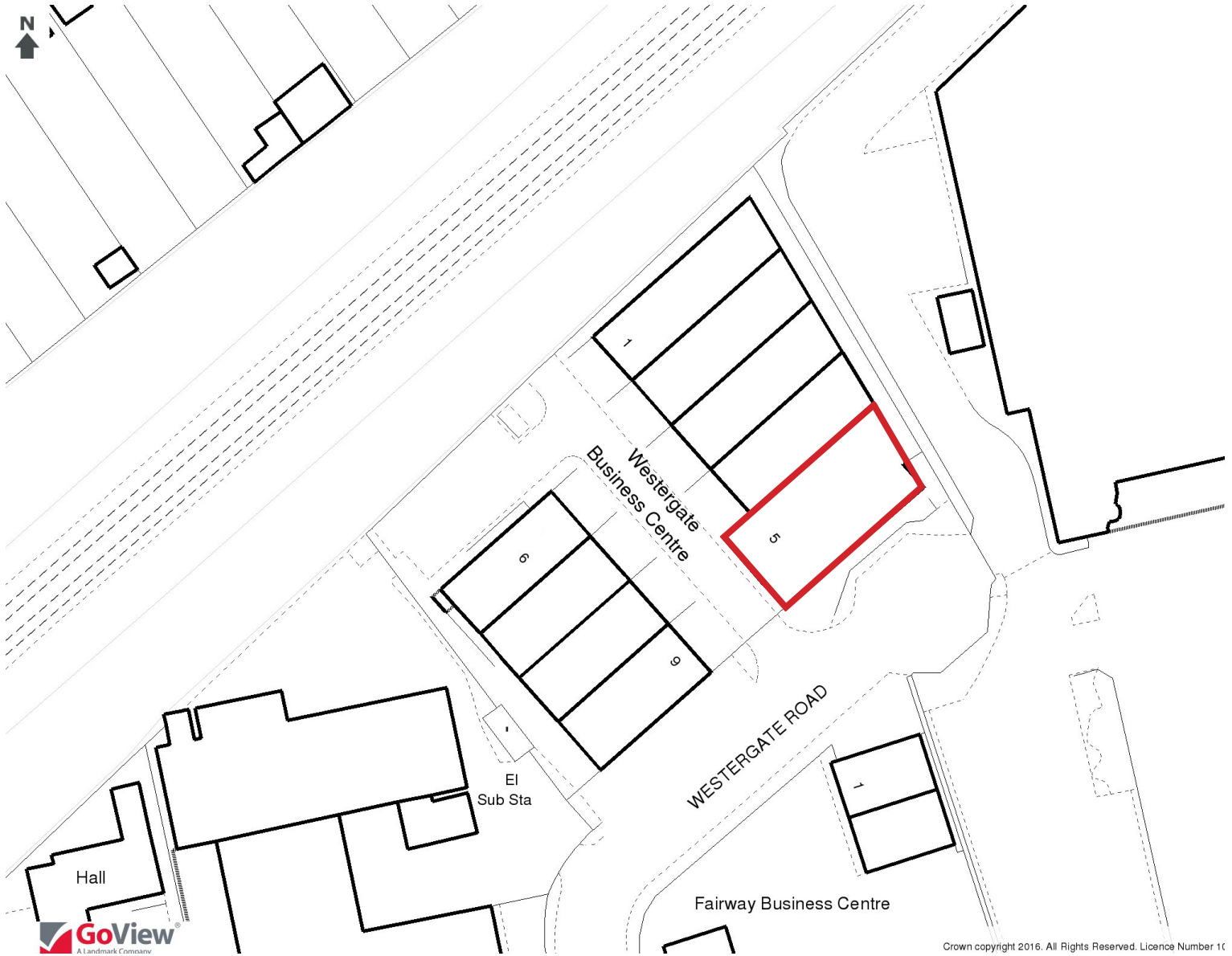
Email: **[a.roberts@flude.com](mailto:a.roberts@flude.com)**



*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



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