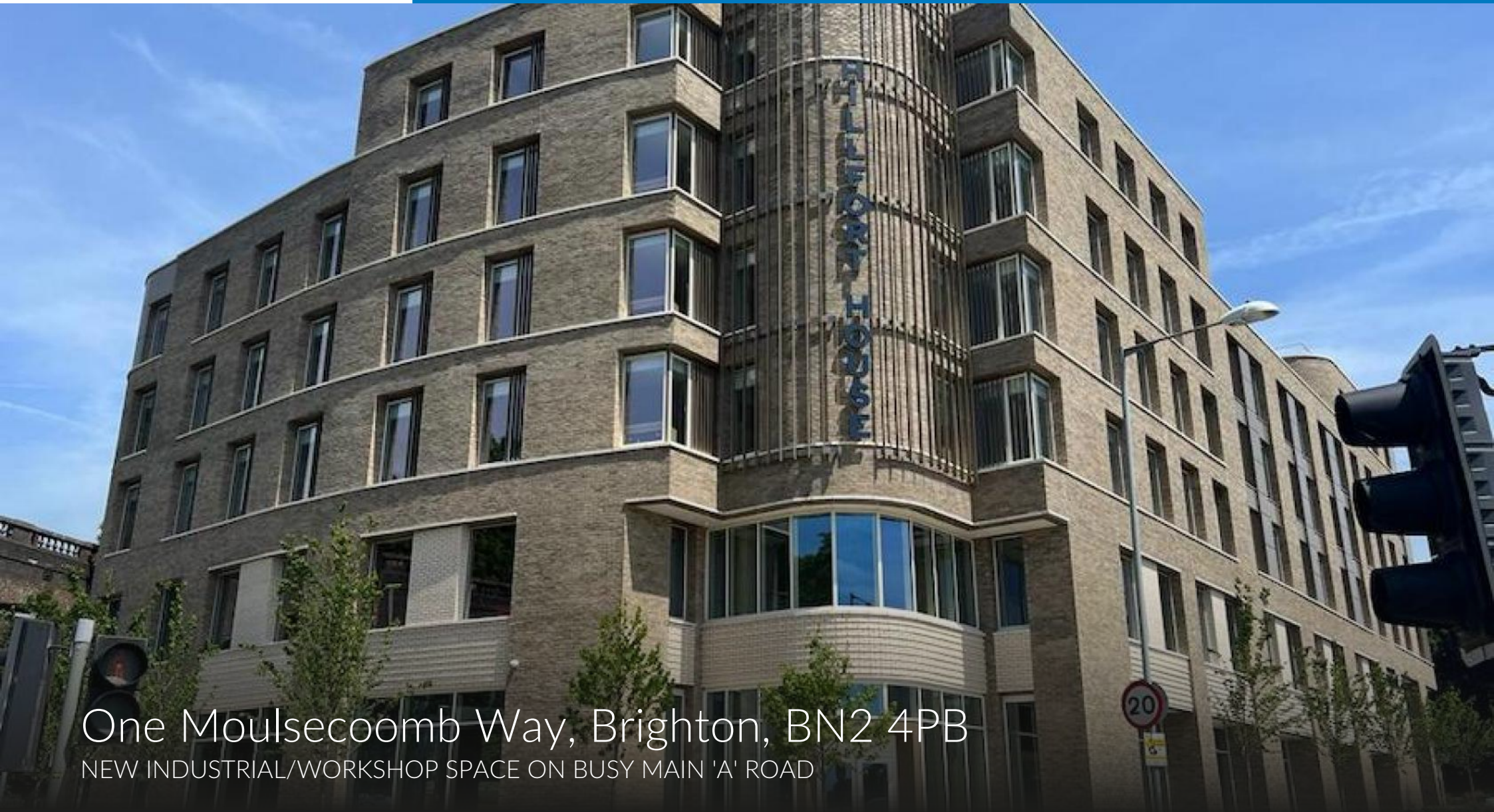




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One Moulsecomb Way, Brighton, BN2 4PB
NEW INDUSTRIAL/WORKSHOP SPACE ON BUSY MAIN 'A' ROAD

LOCATION



Situated on a prominent corner of Moulsecoomb Way and the main A270 Lewes Road (known as the 'academic corridor'), forming one of the main routeways into Brighton City centre. Moulsecoomb Way comprises mainly of industrial and retail warehouse premises to include Booker Cash & Carry and a range of small industrial business centred around Westergate Road. Moulsecoomb Community Leisure Centre is diagonally opposite.

Description

Newly formed industrial/workshop space located on ground and first floors on the corner of this new development. The upper parts comprise 380 new purpose built student accommodation and amenity space as separate.

Key Features

- New Build - Main 'A' Road
- Prominent Corner
- Industrial/Workshop Space over Two floors
- To Let
- from 1,500 sq ft (140 m2) to 12,055 sq ft (1,120 m2)

Accommodation

A corner ground floor entrance leading to an L shaped virtual open plan area over two floors arranged as follows:

Ground Floor - 6,577 sq ft (611m2)

First Floor - 5,478 sq ft (509m2)

Car parking to commercial units - 2 spaces dedicated for the use of disabled badge holders and 3 standard car parking spaces

Total Accommodation - 12,055 sq ft (1,120m2)

- There is the potential to split the premises upto 4 units at ground floor and a further 2 units at first floor. Please request full floor plans.
- Complete flexibility of space according to tenants requirements.
- Onsite parking for up to 9 car spaces in total.
- Provision for wc facilities at both ground and first floor.
- Each unit will be self contained and have its own entrance and loading.
- Specification to a shell condition.

Lease

New leases on offer - terms by negotiation.

Rent

Guide rent £14/sq ft.

Repairing Liability

Effective Full Repairing & Insuring by way of a Service Charge



Business Rates

To be assessed.

VAT

VAT will be applicable to the terms quoted.

Legal Fees

Each party is to pay for their own legal fees incurred.

Viewing Arrangements

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











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