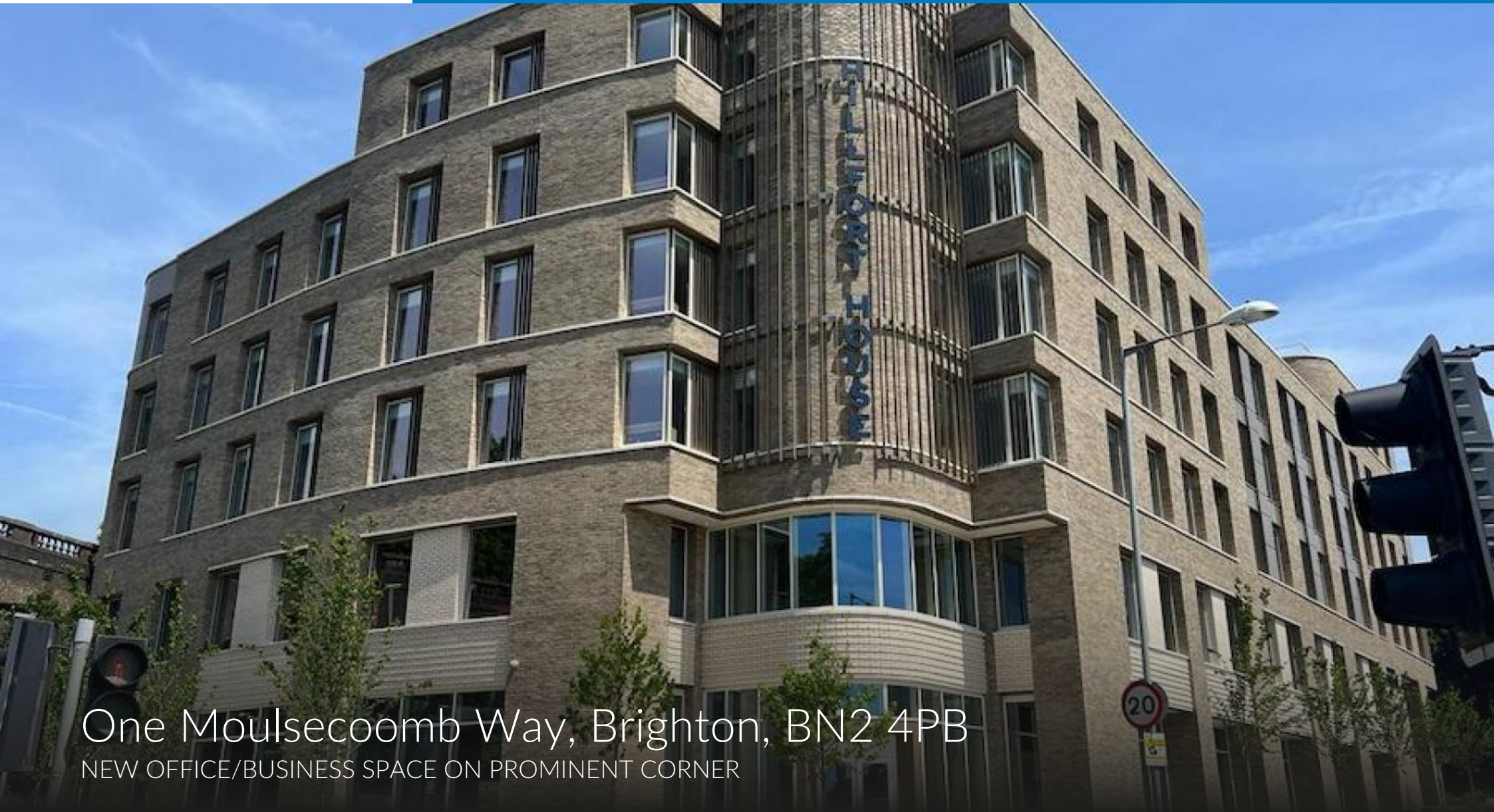




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One Moulsecomb Way, Brighton, BN2 4PB
NEW OFFICE/BUSINESS SPACE ON PROMINENT CORNER

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 office, industrial and retail warehouse premises. Moulsecoomb Community Leisure Centre is diagonally opposite.

Description

Newly formed office/business space located on ground and first floors to the corner of this new development. The upper floors comprise 380 new purpose built student accommodation and associated amenity space.

Key Features

- New Build - Main 'A' Road
- Prominent Corner
- Office/Business Space over Ground & First Floors
- To Let
- from 1,500 (140m2) to 12,055 sq ft (1,120 m2) sq ft

Accommodation

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

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

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

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 (1,120 m2) sq ft - Net Internal Area (NIA)

- There is the potential to split the premises into smaller suites at both levels from 1,500 sq ft (140m2). Please request full floor plans.
- Complete flexibility of space according to tenants requirements.
- Car Parking for up to 9 designated spaces with free Street parking.
- WC facilities at both ground and first floor.
- Units will be self contained.
- Specification yet to be agreed

Lease

New leases on offer - terms by negotiation.

Rent

Guide rent £22/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

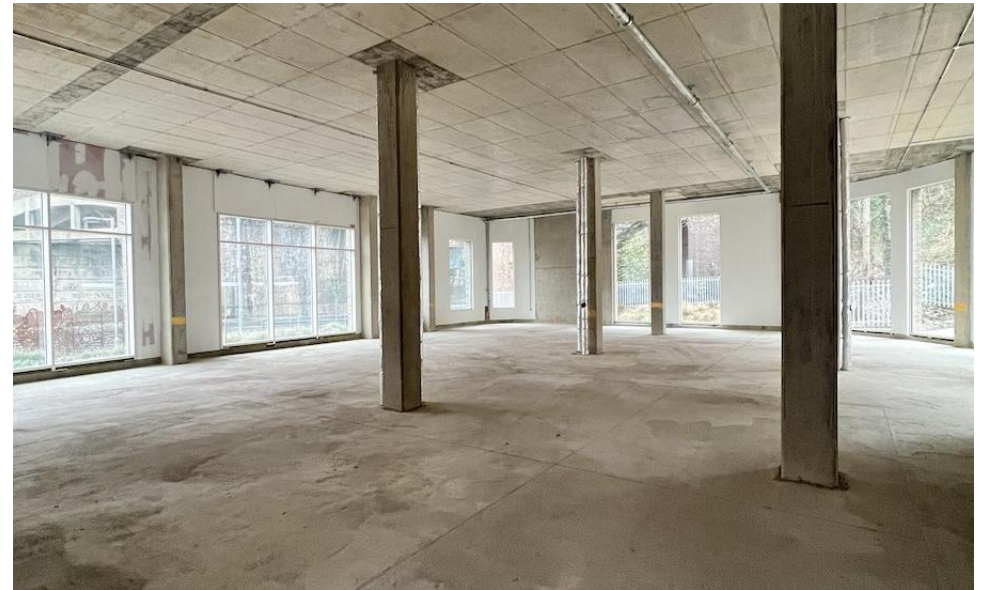
Ingoing tenant to be responsible for the Landlords reasonable legal costs.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.











GET IN TOUCH
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