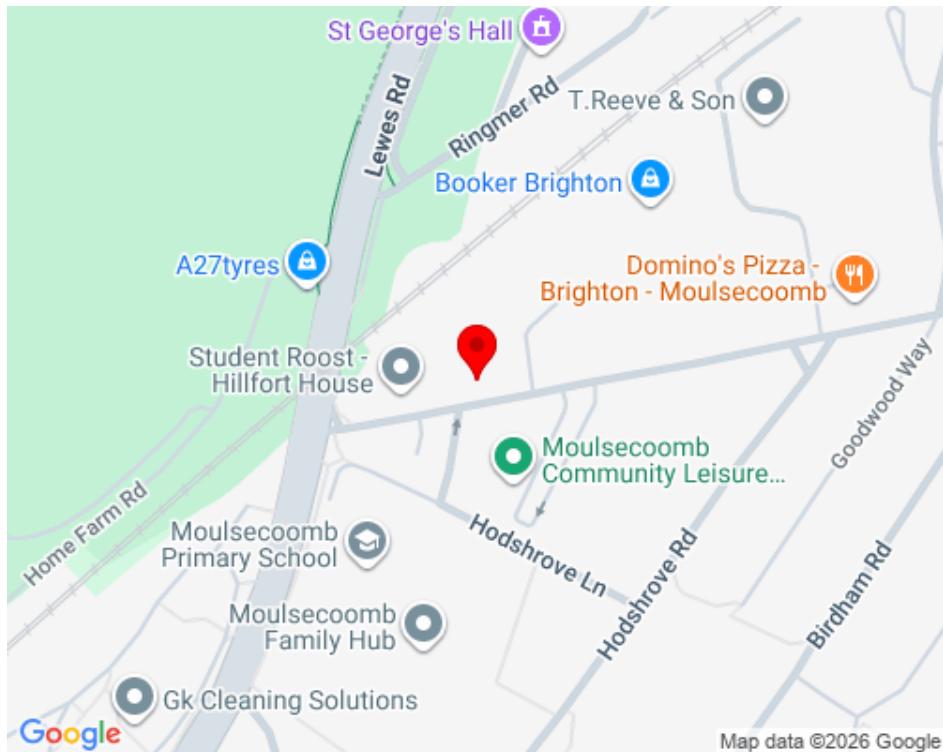


One Moulsecoomb Way, Brighton, BN2 4PB

1,500 SQ FT TO 12,055 SQ FT OF LIGHT INDUSTRIAL/WORKSHOP SPACE ON BUSY MAIN 'A' ROAD

# LOCATION



## Description:

Newly established industrial/workshop space is available on the ground and first floors of this prime corner location within a new mixed-use development. The upper floors feature 380 purpose-built student accommodation units along with dedicated amenity spaces.

## Key Features:

- New build on main 'A' road
- Prime corner location
- From 1,500 sq ft (140 m<sup>2</sup>) to 12,055 sq ft (1,120 m<sup>2</sup>) available
- Flexible leasing terms
- Allocated parking

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 611.02 sq m (6,577 sq ft)

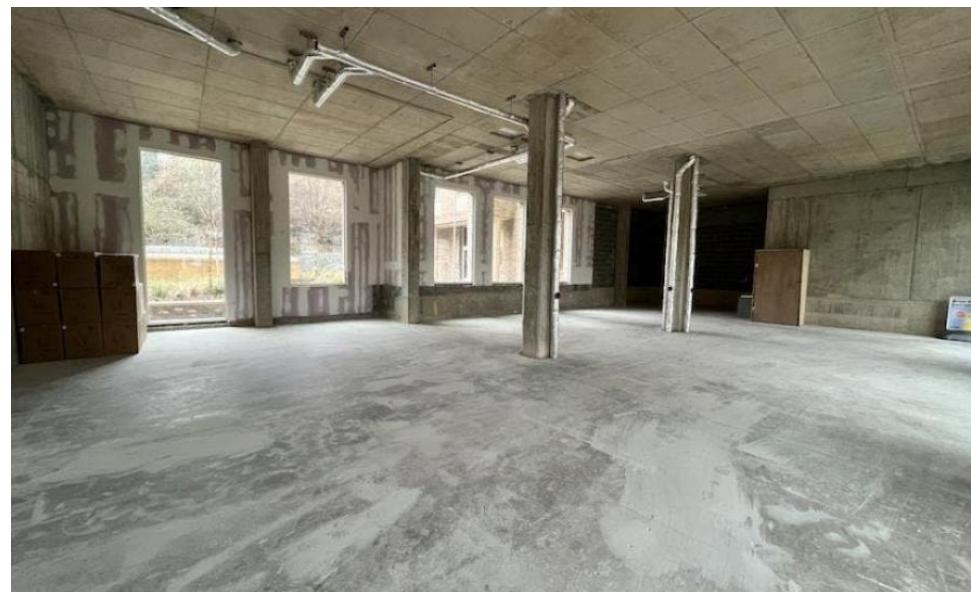
First Floor: 508.92 sq m (5,478 sq ft)

**Total:** 1119.94 sq m (12,055 sq ft)

## Rent:

£9 - £18 per sq ft









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