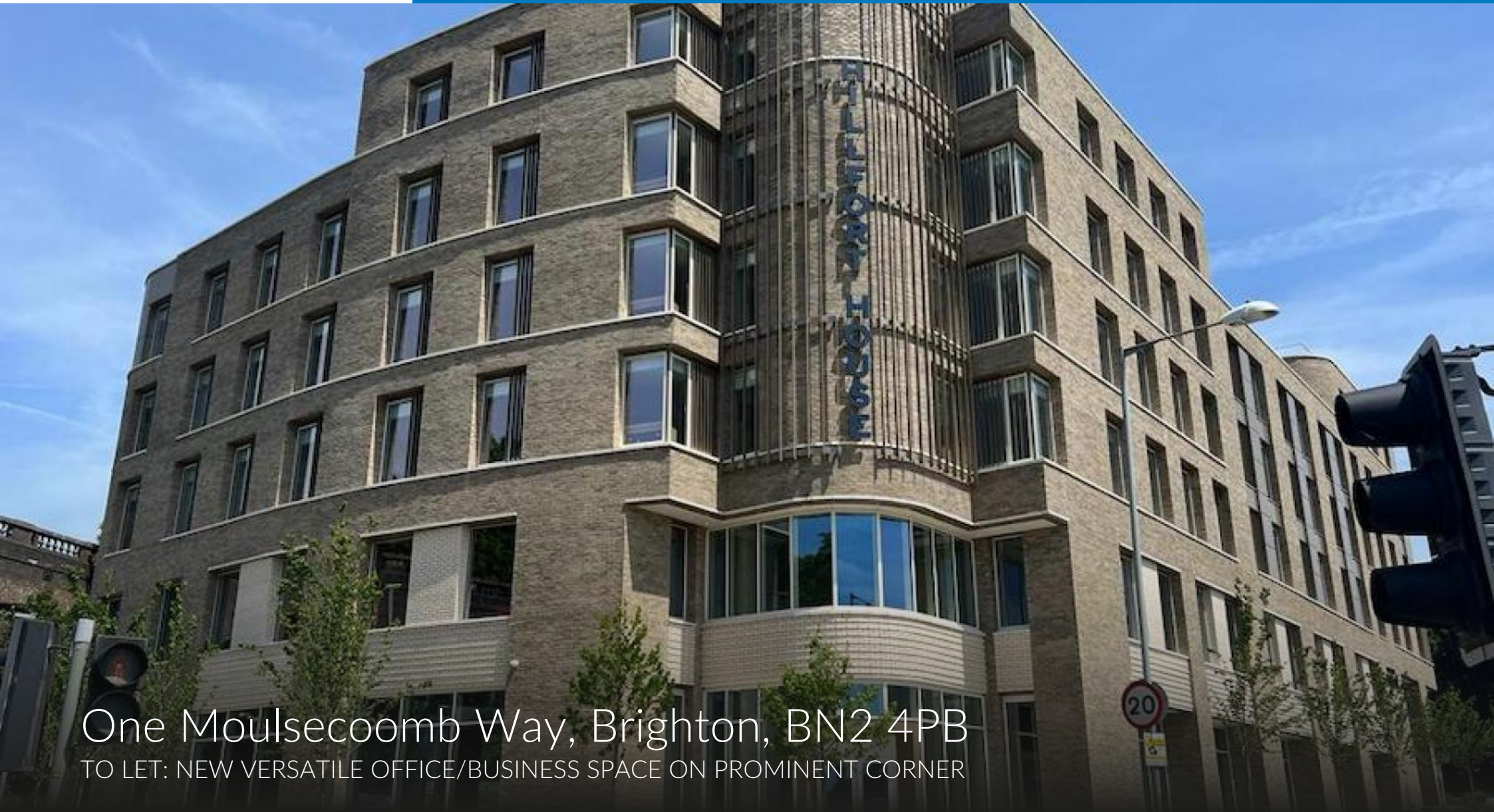




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One Moulsecomb Way, Brighton, BN2 4PB
TO LET: NEW VERSATILE OFFICE/BUSINESS SPACE ON PROMINENT CORNER

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 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 established office/business 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
- Office/Business Space Available: Ground and First Floors
- Size Range: 1,500 sq ft (140 m²) to 12,055 sq ft (1,120 m²)
- Flexible Leasing Terms

Accommodation

A corner ground-floor entrance leading to an L-shaped, virtually open-plan area spanning two floors, arranged as follows:

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

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

Total Accommodation - 12,055 sq ft (1,120 m²) sq ft - Net Internal Area (NIA)

Car Parking

- 2 spaces for disabled badge holders
- 3 standard car parking spaces

- Additional parking: Up to 9 designated spaces with free street parking

Additional Features

- Potential to split the premises into smaller suites on both levels, starting from 1,500 sq ft (140 m²). Full floor plans are available upon request.
- Complete flexibility of space to meet tenants' requirements.
- WC facilities are available on both ground and first floors.
- Units will be self-contained.
- Specifications to be agreed.

Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £22 psf

Rent Review

By negotiation.

Repairing Liability

Full Repairing & Insuring by way of service charge.

Business Rates

To be assessed.

VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party is to pay their own legal costs.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).











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