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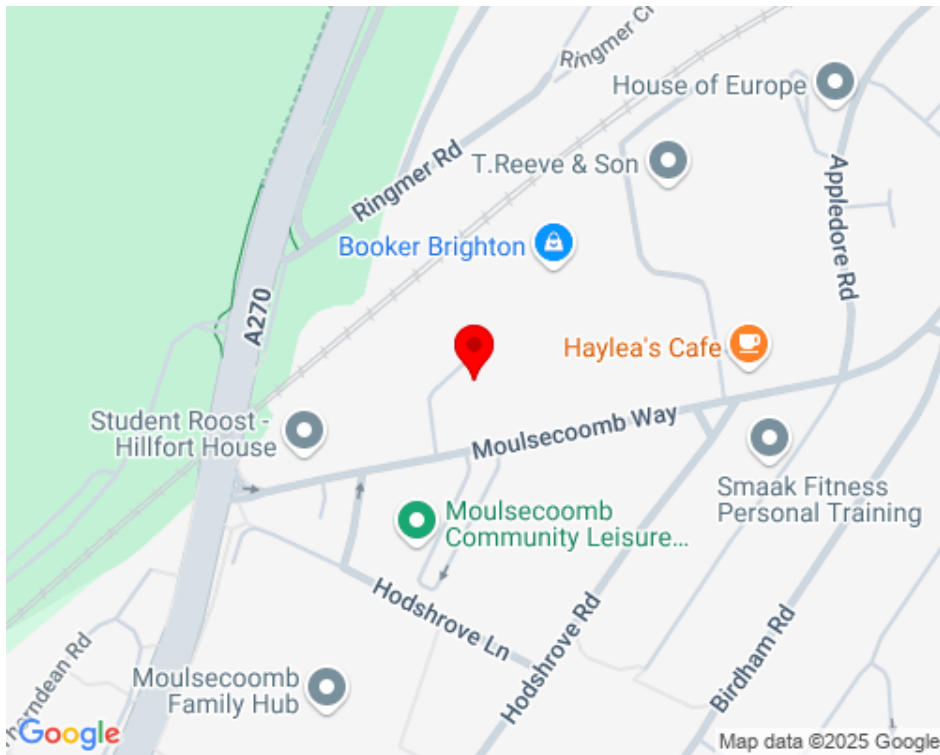
[gravesjenkins.com](https://www.gravesjenkins.com)



Unit 2 Fairway Business Centre, Westergate Road,
Brighton BN2 4JZ

RARE MODERN INDUSTRIAL UNIT OPPORTUNITY - 2,024 SQ FT (188 M2)

LOCATION



The property is located in the north Brighton area in an established business area and is well placed for immediate access to the A270 Lewes Road, one of the main thoroughfares providing good access into the City Centre and to the A27 to the north. Moulsecoomb railway station is in close proximity along with various bus routes to and from the City Centre.

Description

The accommodation comprises a high quality purpose built industrial unit with a steel reinforced concrete frame and part brick and blockwork walls, with sheet metal insulated cladding. The property is arranged over ground and first floors. The ground is fitted out as an open plan workshop with roller shutter and good eaves height. The first floor is fitted as modern offices and a fully equipped kitchen.

Key Features

- Situated on an established Business Estate
- Within attractive, secure development
- Easy access to the A270 Lewes Road

Accommodation

The gross internal floor area is approximately **2,024 sq ft (188 m2)**

Each floor is equally split.

Amenities

- Open plan ground and first floor
- Generous floor to ceiling height
- 3 phase electricity and gas supply
- Allocated parking spaces

Sale of a Lease

It is a 6 year FRI lease from 26 April 2021 contracted within the security of tenure provisions of the Landlord & Tenant Act 1954. A copy of the lease is available upon request.

Passing Rent

£21,000 per annum exclusive until 25 April 2024

£22,000 per annum exclusive from 26 April 2024 to lease expiry

Premium

We are seeking a lease premium of £10,000, to be paid upon lease assignment.

Planning

We understand that the premises benefit from E / B8 use within the Use Classes Order 1987 (as amended).

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

EPC

Rating D - 78

Business Rates

Rateable Value: £18,000

Rates Payable: £8,982 (2022/23)

Interested parties are advised to contact Brighton & Hove Council
Tel: 01273 01273 291981 or www.brighton-hove.gov.uk to verify
this information.

VAT

VAT may be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved except the assignee
to cover the Landlord's legal fees in this transaction.

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.





GET IN TOUCH
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