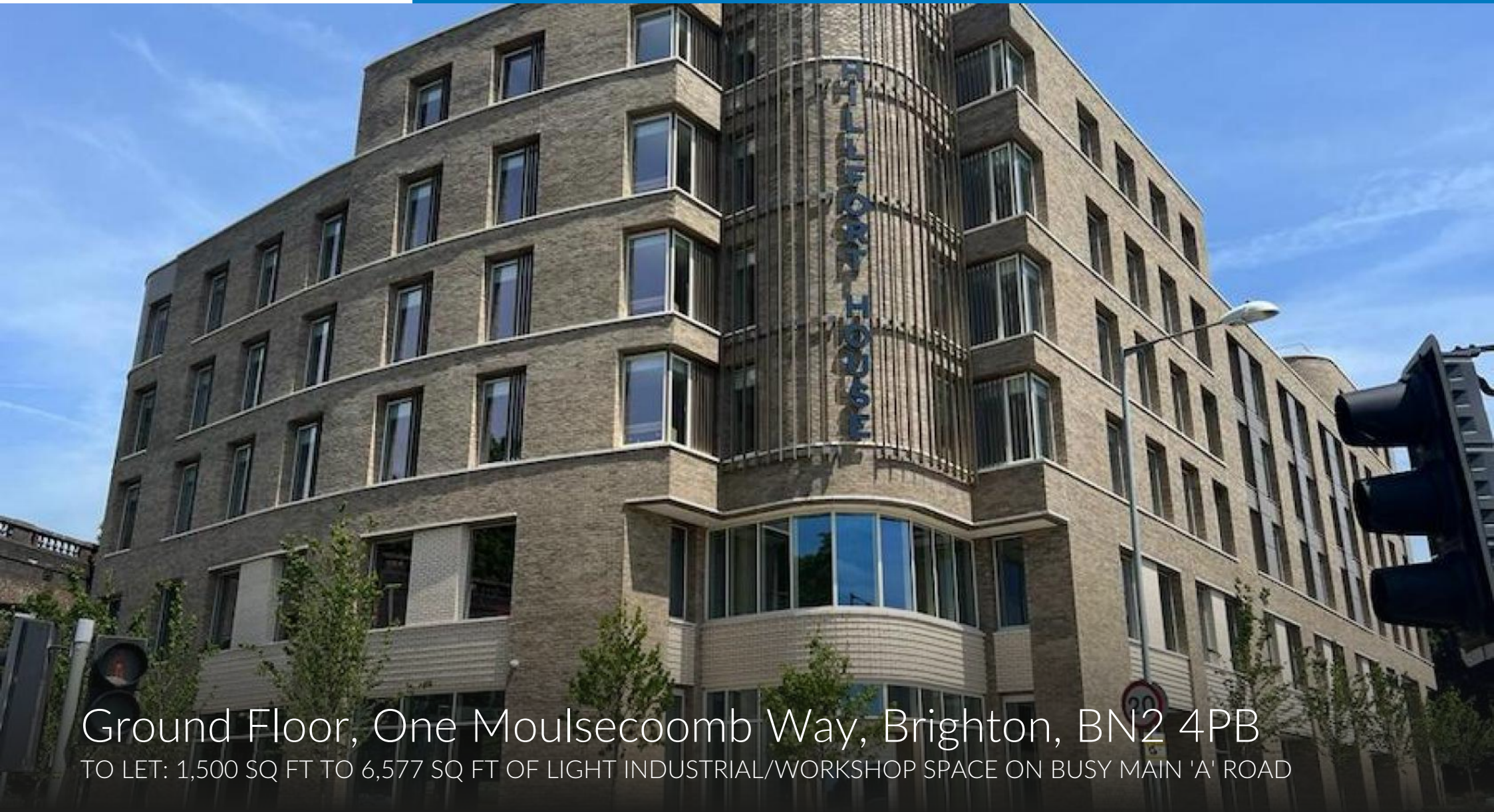




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Ground Floor, One Moulsecoomb Way, Brighton, BN2 4PB

TO LET: 1,500 SQ FT TO 6,577 SQ FT OF LIGHT 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 established light industrial/workshop space is available on the ground floor 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 6,577 sq ft (611 m<sup>2</sup>) available
- Flexible leasing terms
- Allocated parking

## Accommodation

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

Ground Floor: 6,577 sq ft (611 m<sup>2</sup>) - Subdivision options available.

**Total Accommodation (GIA) - 6,577 sq ft (611 m<sup>2</sup>)**

## Car Parking

- 2 spaces for disabled badge holders
- 3 standard car parking spaces
- Additional parking of up to 9 designated spaces with free

street parking

## Additional Features

- Potential to split the premises into smaller suites, starting from 1,500 sq ft (140 m<sup>2</sup>). Full floor plans are available upon request
- Complete flexibility of space to meet tenants' requirements
- Each unit will be self-contained
- Specifications to be agreed

## Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £98,750 per annum, exclusive (£15 psf)

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing & Insuring by way of service charge.

## Business Rates

To be reassessed.

## 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).













GET IN TOUCH  
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