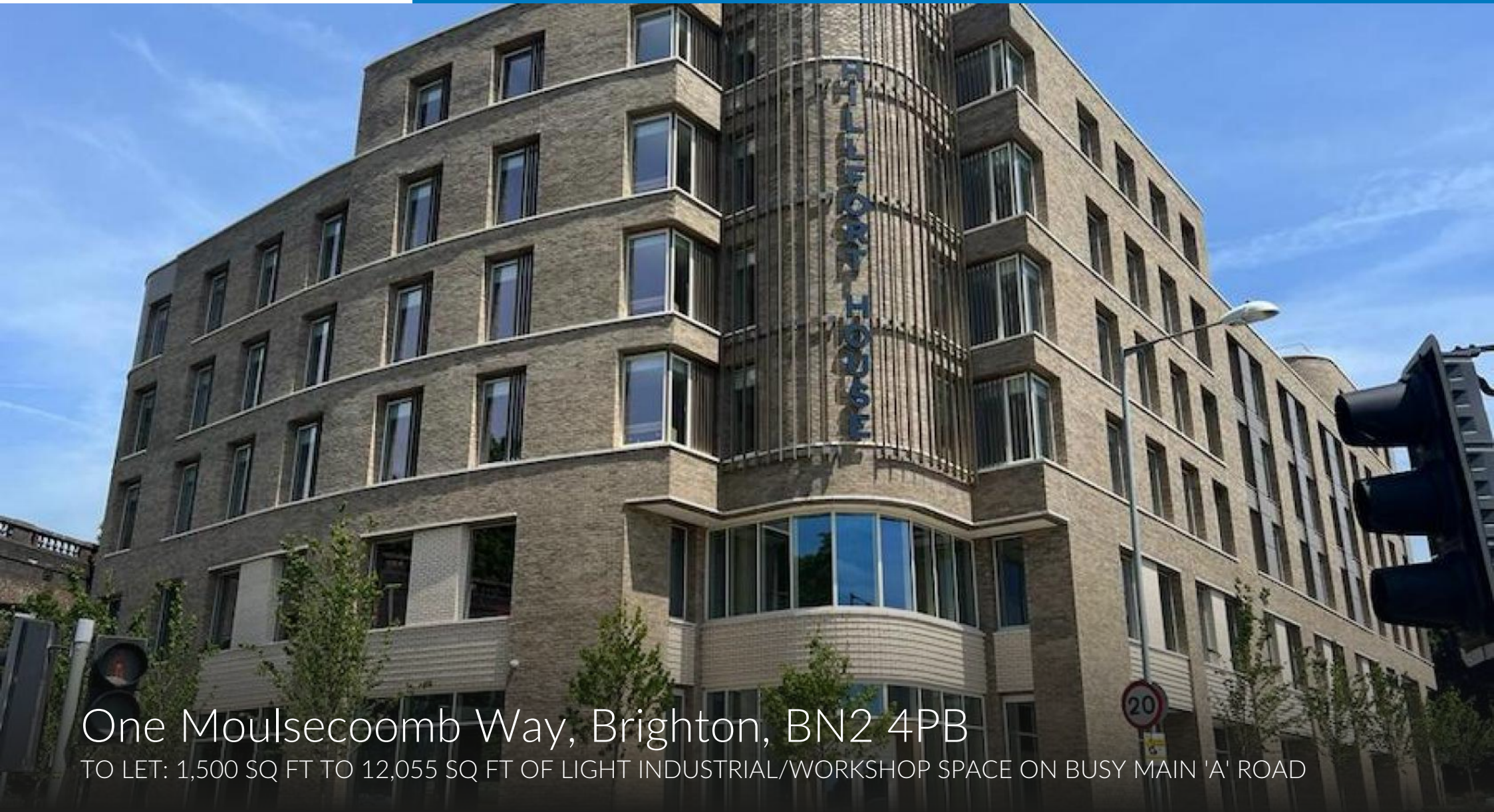




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One Moulsecomb Way, Brighton, BN2 4PB

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

# LOCATION



Located on a prominent corner at the junction of Moulsecoomb Way and the main A270 Lewes Road, widely recognised as Brighton's 'academic corridor', this position forms one of the principal routes into the city centre. The surrounding area is characterised by a mix of industrial and retail warehouse uses, including Booker Cash & Carry and a cluster of smaller industrial businesses around Westergate Road. The Moulsecoomb Community Leisure Centre is situated diagonally opposite.

## 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 m2) to 12,055 sq ft (1,120 m2) available
- Flexible leasing terms
- Allocated parking

## Accommodation

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

Ground Floor: 6,577 sq ft (611 m2) - Subdivision options available.

First Floor: 5,478 sq ft (509 m2) - Subdivision options available.

**Total Accommodation (GIA) - 12,055 sq ft (1,120 m2)**

## Car Parking

- 2 spaces for disabled badge holders
- 3 standard car parking spaces
- Additional parking: Up to 9 designated spaces with free street parking

## Specification

The unit will be delivered in a 'shell and core' condition, with electricity, drainage, and water mains connections in place, allowing the ingoing tenant to undertake a bespoke fit-out to suit their specific requirements.

The landlord is willing to consider a fit-out contribution, either by way of a significant rent-free period or a capital contribution, subject to the strength of the tenant's covenant and the agreed lease terms.

## Lease

A new lease is available on flexible leasing terms.

Ground Floor: £59,250 per annum, exclusive (£9 psf) - Subdivision options available.

First Floor: £49,250 per annum, exclusive (£9 psf) - Subdivision options available.

## Rent Review

By negotiation.

## Repairing Liability

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

Full Repairing & Insuring by way of service charge.

## Business Rates

To be assessed.

## VAT

VAT will be payable on the terms quoted.

## Legal and Professional Fees

Each party is to pay their own legal and professional fees incurred.

## Anti-Money Laundering

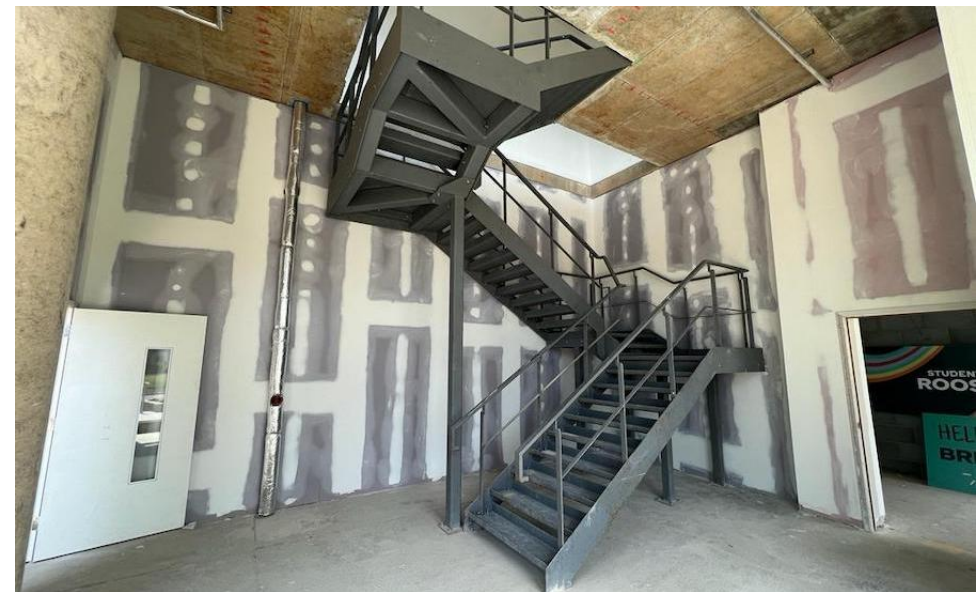
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewing Arrangements

















GET IN TOUCH  
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