



**Westergate Business Centre**  
Unit 5, Westergate Road, Brighton, BN2 4QN

**TO LET**

## SERVICED OFFICE SUITES

From 255 sq ft to 907 sq ft

### Key Features:

- Modern business centre
- Located within attractive brick-paved courtyard
- Regular bus service into Brighton city centre
- Easy access to A270 Lewes Road and A27
- Open plan modern unit with kitchenette
- Established Brighton estate
- Available Now





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## Location

The property is located to the north east of central Brighton adjacent to the Fairway Business Centre and Fairway Business Park. It lies in close proximity to Lewes Road, 'the academic corridor', which is one of the main thoroughfares providing good access into the city centre and also to the A27 to the north.

Moulsecoomb Station is in close proximity and there are various bus routes close by to and from the city centre.

## Accommodation

Westergate Business Centre is a modern development of high quality accommodation arranged in an attractive brick-paved courtyard and has been designed with a high regard to the environment to include solar panel heated water, geo-thermal heated central heating, promoting the use of renewable energy and sustainability

The property has the following approximate IPMS Office 3:

Unit	Sq Ft	Price PA
5 Dii	339 sq ft	£10,308.00
5 J	600 sq ft	£17,700.00
5 Ji	303 sq ft	£9,393.00
5 Jii	268 sq ft	£8,308.00
5 K	907 sq ft	£26,756.50
5 Ki	255 sq ft	£7,905.00
5 Kii	439 sq ft	£13,609.00

## Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).

## EPC

We understand the property to have an EPC rating of B(47).

## Terms

The property is available to let on a 12 months all-inclusive license agreement with rent as shown in the table'.

## VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



**March 2021**

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH