



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

TO LET

SERVICED OFFICE SUITES

Various sizes available

Key Features:

- Modern business centre
- Ground and first floor offices
- Various sized suites
- Regular bus and train service into Brighton city centre
- Easy access to A270 Lewes Road, A27 and A23
- High quality serviced offices
- Established Brighton estate
- Parking available by negotiation
- 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 and A23 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 and has been designed with a high regard to the environment to include solar panel heated water and geo-thermal heated central heating.

There are ground and first floor office suites available of various sizes. Each suite benefits from:

- Open plan accommodation
- Own kitchenette
- Air conditioning / air flow systems in some suites
- Good natural light
- Carpet tiles
- Perimeter trunking in some suites
- Strip lighting
- Phone entry system
- Communal DDA shower and WCs
- Bike stores
- Fixtures and fittings upon request.

The property has the following approximate **IPMS Office 3:**

Unit	Sq Ft
5 C	222 sq ft
5 F	189 sq ft
5 H	223 sq ft
5 Ki	155 sq ft
5 Kii	822 sq ft

EPC

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

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a easy in easy out license agreements with a quoting rent of £31.00 per sq ft inclusive of building insurance, service charge, heating, lighting etc.

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.





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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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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH