



Westergate Business Centre, Unit 8
Westergate Road, Brighton, East Sussex, BN2 4QN

TO LET

Open plan B8 / E use opportunity
Total Size 146.04 sq m (1,572 sq ft)
TO LET

Key Features:

- Located on modern business centre with on site parking
- Loading front doors
- Available by way of a new lease
- Easy access to A270 Lewes Road and A27
- Open plan modern Unit
- Rent £23,500 per annum





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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, 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.

Description

The property comprises a modern purpose built, mid terraced, light industrial unit.

There is a yard / parking provision to the front.

Accommodation

The unit is formed of an open plan layout with front loading doors and separate pedestrian door, WC and kitchenette workstation.

We have measured the existing accommodation to have the following approximate gross internal areas:

Unit 8 146.04 sq m (1,572 sq ft)

EPC

We understand the property has an EPC rating of D (89)

Planning

We anticipate that the premises benefit from class B8 / E use within the Use Classes Order.

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

Terms

The property is available to let by way of a new full repairing lease at a rent of £23,500 per annum, exclusive of rates, building insurance, service charge, heating, lighting etc.

Service charge and insurance combined for the current year is £6,384 per annum.

Business Rates

Unit 8, Westergate Business Centre, Westergate Road, Brighton, BN2 4QN

Warehouse and premises

£17,750 - April 2023

£19,000 - April 2026

VAT

We understand the property is not elected for VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants 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 Property Consultants 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.

23 December 2025

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS

