



TO LET

Fairway Business Centre, Unit 5
Westergate Road, Brighton, East Sussex, BN2 4JZ



Key Features

- Situated on an established business estate to the North East of Brighton
- Open plan ground floor warehouse & first floor office
- Available from end of September 2026
- Situated within attractive, secure development
- Easy access to the A270 Lewes Road
- 3 phase electricity and gas supply
- To let on a new lease
- Rent £26,500 per annum



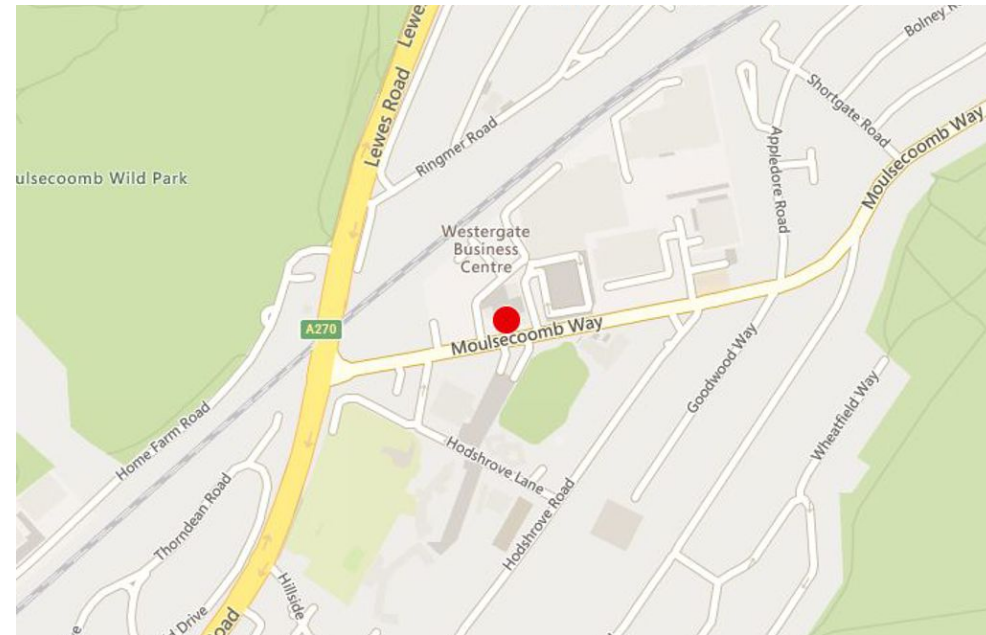


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Location & Situation

The property is located at the northern end of Brighton in an established business area and is well placed for immediate access to the A270 Lewes Road, one of the main thoroughfares providing good access into the city centre, and to the A27 to the north.

Moulsecoomb Station is in close proximity along with various bus routes to and from the city centre.





Description & Accommodation

The accommodation comprises a modern, purpose built industrial / office unit with a steel reinforced concrete frame and part brick & block work walls, with sheet metal insulated cladding. The property is a two storey ground floor industrial / workshop accommodation with office space above, and benefits from a kitchenette and WC.

The unit provides three phase power with a gas supply.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground	1,005	93.36
First	1,009	93.74
Total	2,014	187.1





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Rateable Value

Rateable Value (2026): £26,500.

Occupiers will pay approximately 43% of this per annum.

EPC

We understand the property has an EPC rating of D (expiry date - 04/05/2036).

Planning

We understand that the premises benefit from E / B8 use within the Use Classes Order 1987 (as amended).





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Terms

The unit will be available by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a rent of £26,500 per annum exclusive.

We understand that the current year's service charge is £703.75 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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21 July 2026

