



TO LET

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



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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 & Situation

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 & Accommodation

The property comprises a modern purpose built, mid terraced, light industrial unit. The unit is formed of an open plan layout with front loading doors and separate pedestrian door, WC and kitchenette workstation.

There is a yard / parking provision to the front.

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

Area	Sq Ft	Sq M
Ground floor	1,585	147.25
Mezzanine	1,047	97.27
Total	2,632	244.51





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Rateable Value

Rateable Value (2026): £19,000

Occupiers will pay approximately 43% of this per annum.

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.





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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.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is not elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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26 August 2026

