



TO LET

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



Unit 5, Fairway Business Centre
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



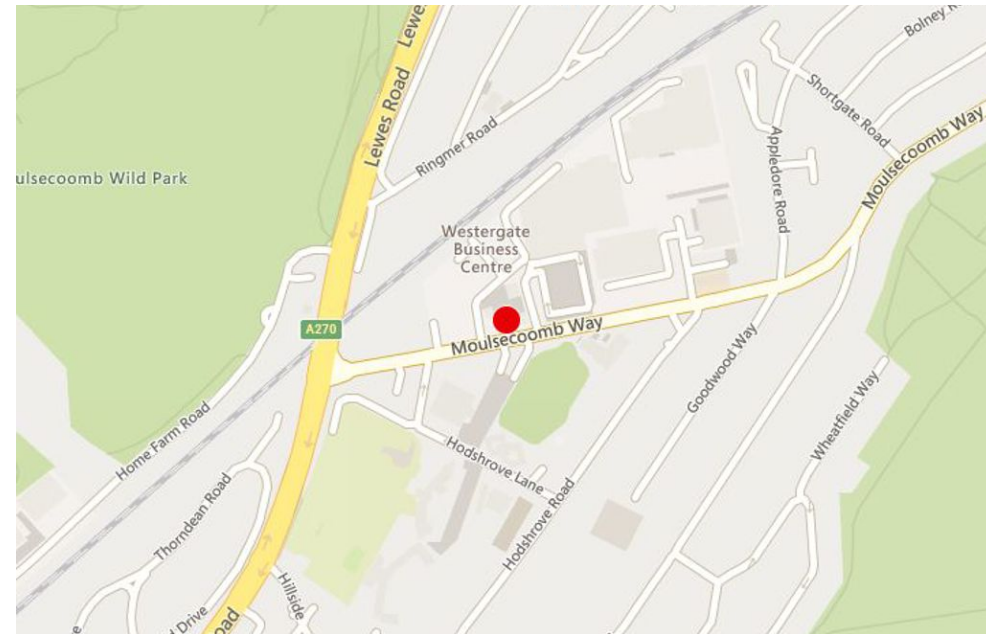


Unit 5, Fairway Business Centre
Westergate Road, Brighton, East Sussex, BN2 4JZ

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





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

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).





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

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:

Will Thomas
w.thomas@flude.com
07786 234006

Tom Woodward
t.woodward@flude.com
01273 740384

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.

28 August 2026

