



TO LET

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



Key Features

- Inclusive Rents
- Modern high quality business centre
- First floor business suites
- Various sized suites
- Regular bus and train service into Brighton city centre
- Easy access to A270 Lewes Road, A27 and A23
- High quality serviced business suites
- Parking available
- High quality, low cost accommodation
- Video tour available

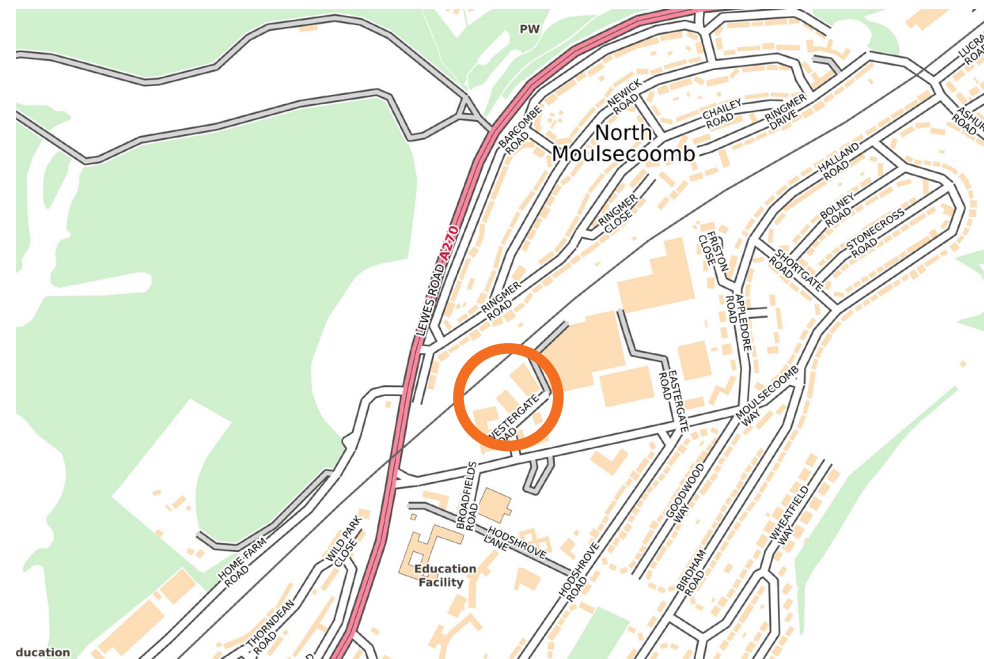
Location & Situation

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.

Moulsecoomb Station is in close proximity and there are various bus routes close by to and from the city centre.

Westergate Business Centre is owned by East Brighton Trust, a Community Interest Company, which distributes funds to good causes through a range of grant schemes.

Renting accommodation at Westergate Business Centre means that your rent is invested back into local communities.





Description & 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
- 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	Rent PA
5 F	189 sq ft	£5,850
5 Ki & Kii	977 sq ft	£22,500

NB - Rents include electricity, insurance, CCTV & Maintenance and cleaning.





Rateable Value

Rateable Value (2023): 5f £3,200

Rateable Value (2023): 5Ki £2,750

Rateable Value (2023): 5Kii 11,750

Tenants are responsible for paying their own rates.

Business rates payable are calculated by multiplying the Rateable Value by the Uniform Business Rate (UBR).

The UBR for 1 April 2023 to 31 March 2024 is:

51.2p for Rateable Values above £51,000

49.9p for Rateable Values below £51,000

Occupiers may be eligible for small business rate relief.

See <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

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.



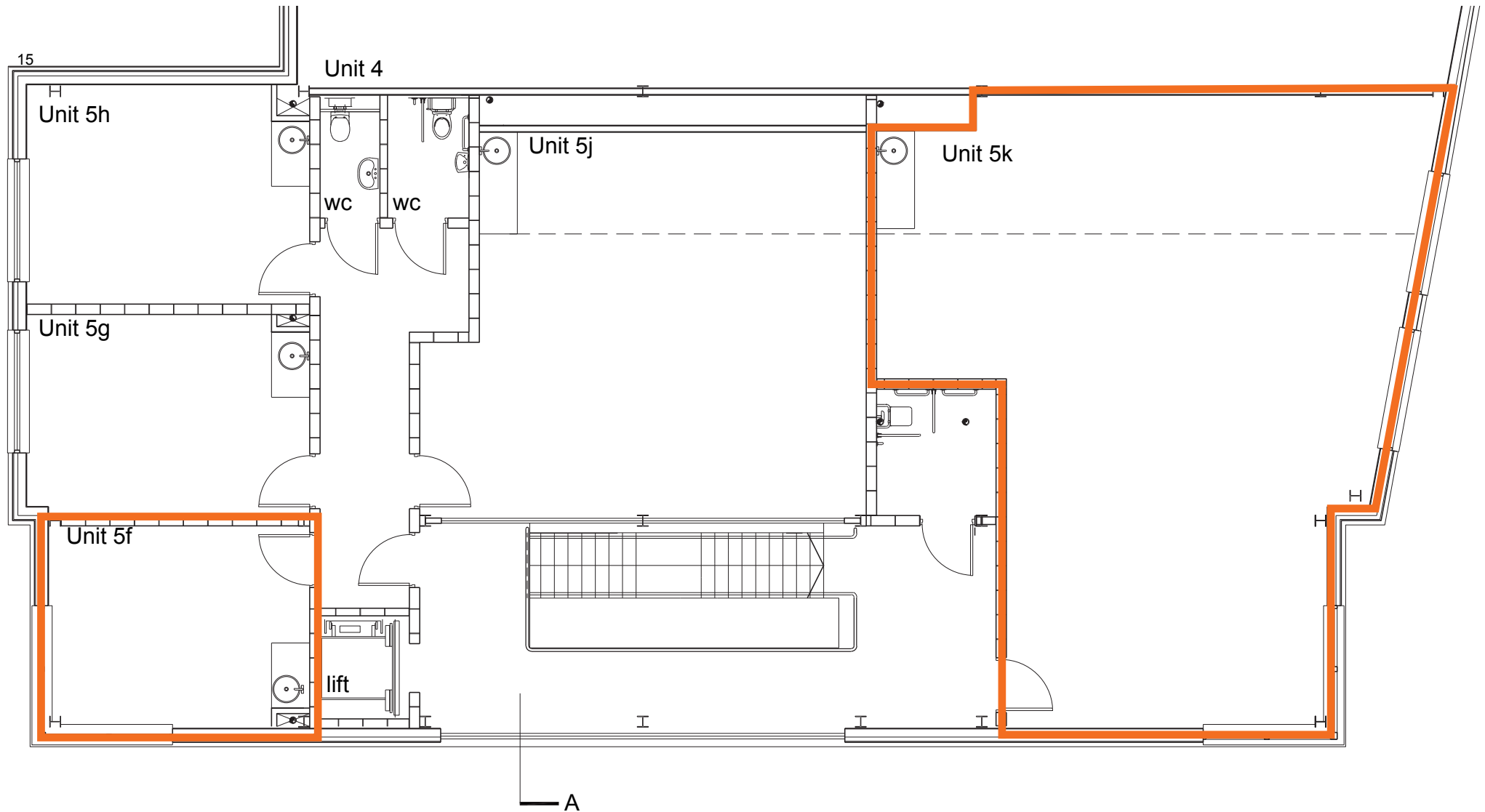


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FLOOR PLAN For identification purposes only





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EPC

We understand the property to have an EPC rating of C-71

Terms

The units are available to let by way of a easy in easy out license agreements inclusive of building insurance, service charge, heating, lighting etc.

Legal Fees

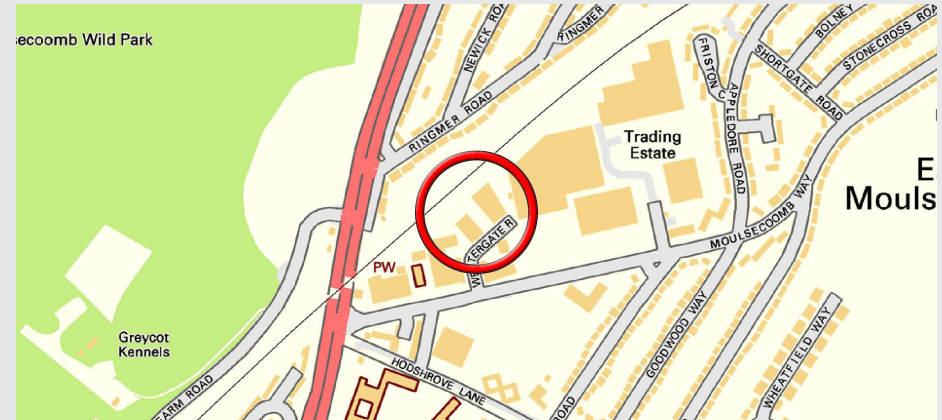
Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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01273 727070

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01273 727070

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.

