



Hillfort House

One Moulsecoomb Way, Ground Floor, Brighton, BN2 4PB

**To Let: 1,500 sq ft to 6,577
sq ft of Light
Industrial/Workshop Space
on Busy Main 'A' Road**

1,500 to 6,577 sq ft
(139.35 to 611.02 sq m)

- New build on main 'A' road
- Prime corner location
- From 1,500 sq ft (140 m²) to 12,055 sq ft (1,120 m²) available
- Flexible leasing terms
- Allocated parking

Hillfort House, One Moulsecoomb Way, Ground Floor, Brighton, BN2 4PB

Summary

Available Size	1,500 to 6,577 sq ft
Rent	£9 - £18 per sq ft exclusive
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Newly established light industrial/workshop and retail space is available on the ground floor of this prominent corner position within a modern mixed-use development. The unit offers a flexible open-plan layout with generous floor-to-ceiling heights, making it suitable for a range of retail, light industrial, workshop or ancillary storage uses, subject to the necessary consents.

The property forms part of a newly completed scheme and benefits from strong visibility, frontage to a well-positioned corner location and practical servicing arrangements to support day-to-day operations.

The upper floors comprise 380 purpose-built student accommodation units with associated communal and amenity spaces, providing a vibrant setting and consistent footfall throughout the year.

Car Parking:

2 spaces for disabled badge holders.

3 standard car parking spaces.

Additional parking: Up to 9 designated spaces with free street parking.

Location

Located on a prominent corner at the junction of Moulsecoomb Way and the main A270 Lewes Road, widely recognised as Brighton's 'academic corridor', this position forms one of the principal routes into the city centre. The surrounding area is characterised by a mix of industrial and retail warehouse uses, including Booker Cash & Carry and a cluster of smaller industrial businesses around Westergate Road. The Moulsecoomb Community Leisure Centre is situated diagonally opposite.

Accommodation

A corner ground-floor entrance leading to an L-shaped, virtually open-plan area is arranged as follows:
Ground Floor: 6,577 sq ft (611 m²) - Subdivision options available. Total Accommodation (GIA) - 6,577 sq ft (611 m²)

Floor/Unit	sq ft	sq m
Ground	6,577	611.02
Total	6,577	611.02

Specification

The unit will be delivered in a 'shell and core' condition, with electricity, drainage, and water mains connections in place, allowing the ingoing tenant to undertake a bespoke fit-out to suit their specific requirements.

The landlord is willing to consider a fit-out contribution, either by way of a significant rent-free period or a capital contribution, subject to the strength of the tenant's covenant and the agreed lease terms.

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

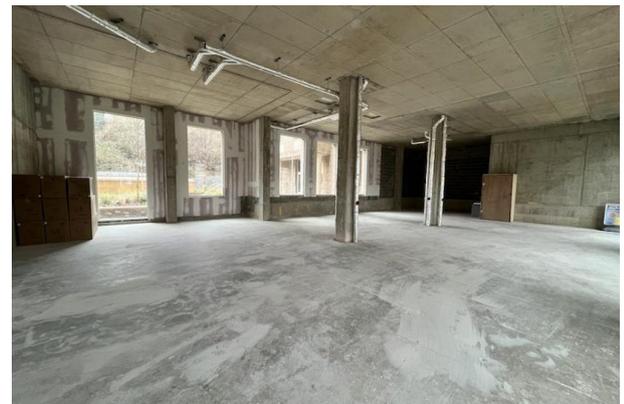
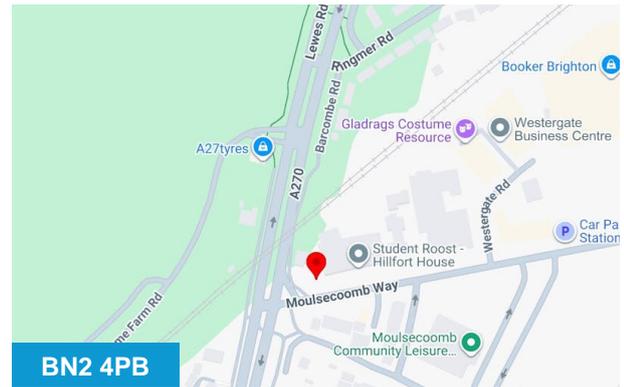
Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

Guide Rental Level: £59,250 per annum, exclusive (£9- £18 psf) - Subdivision options available.



Viewing & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com





