



Hillfort House

One Moulsecomb Way, Brighton, BN2 4PB

**To Let: 1,500 sq ft to 12,055
sq ft of Light
Industrial/Workshop Space
on Busy Main 'A' Road**

1,500 to 12,055 sq ft
(139.35 to 1,119.95 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

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 1,500 to 12,055 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 spanning two floors, arranged as follows: Ground Floor: 6,577 sq ft (611 m²) - Subdivision options available. First Floor: 5,478 sq ft (509 m²) - Subdivision options available. Total Accommodation (GIA) - 12,055 sq ft (1,120 m²)

| Floor/Unit | sq ft | sq m |
|--------------|---------------|-----------------|
| Ground | 6,577 | 611.02 |
| 1st | 5,478 | 508.92 |
| Total | 12,055 | 1,119.94 |

Lease

A new lease is available on flexible leasing terms.

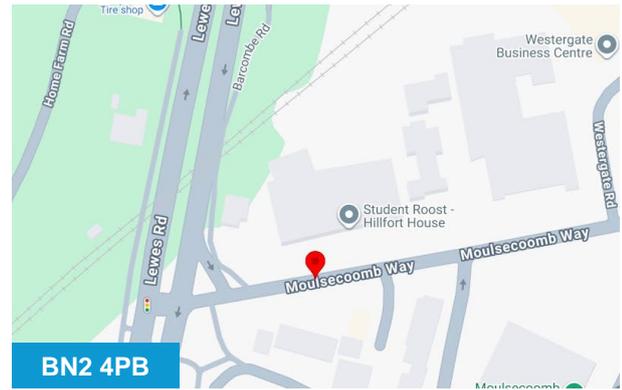
Ground Floor: £59,250 per annum, exclusive (£9 psf) - Subdivision options available.

First Floor: £49,250 per annum, exclusive (£9 psf) - Subdivision options available.

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.



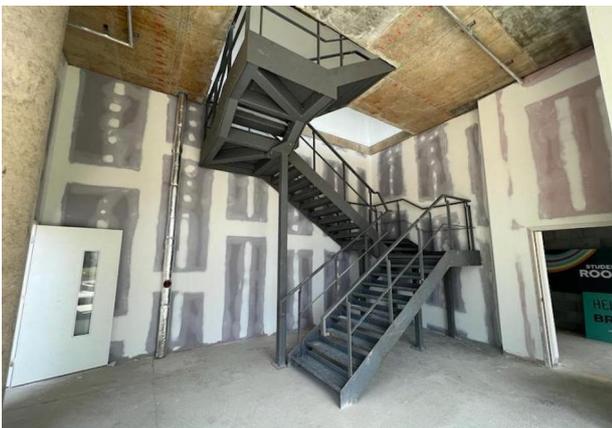
Viewing & Further Information

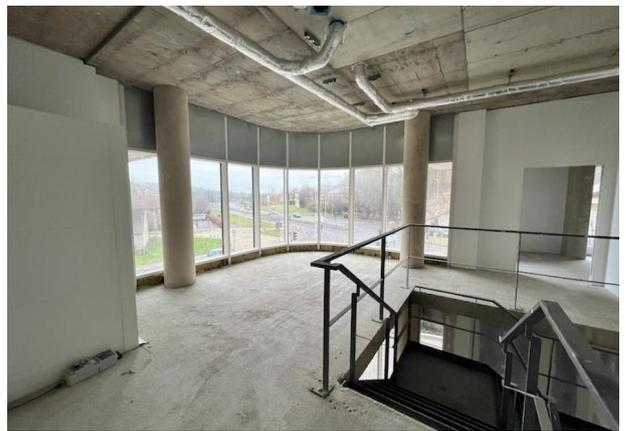


Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com









Lease plan

General arrangement drawing

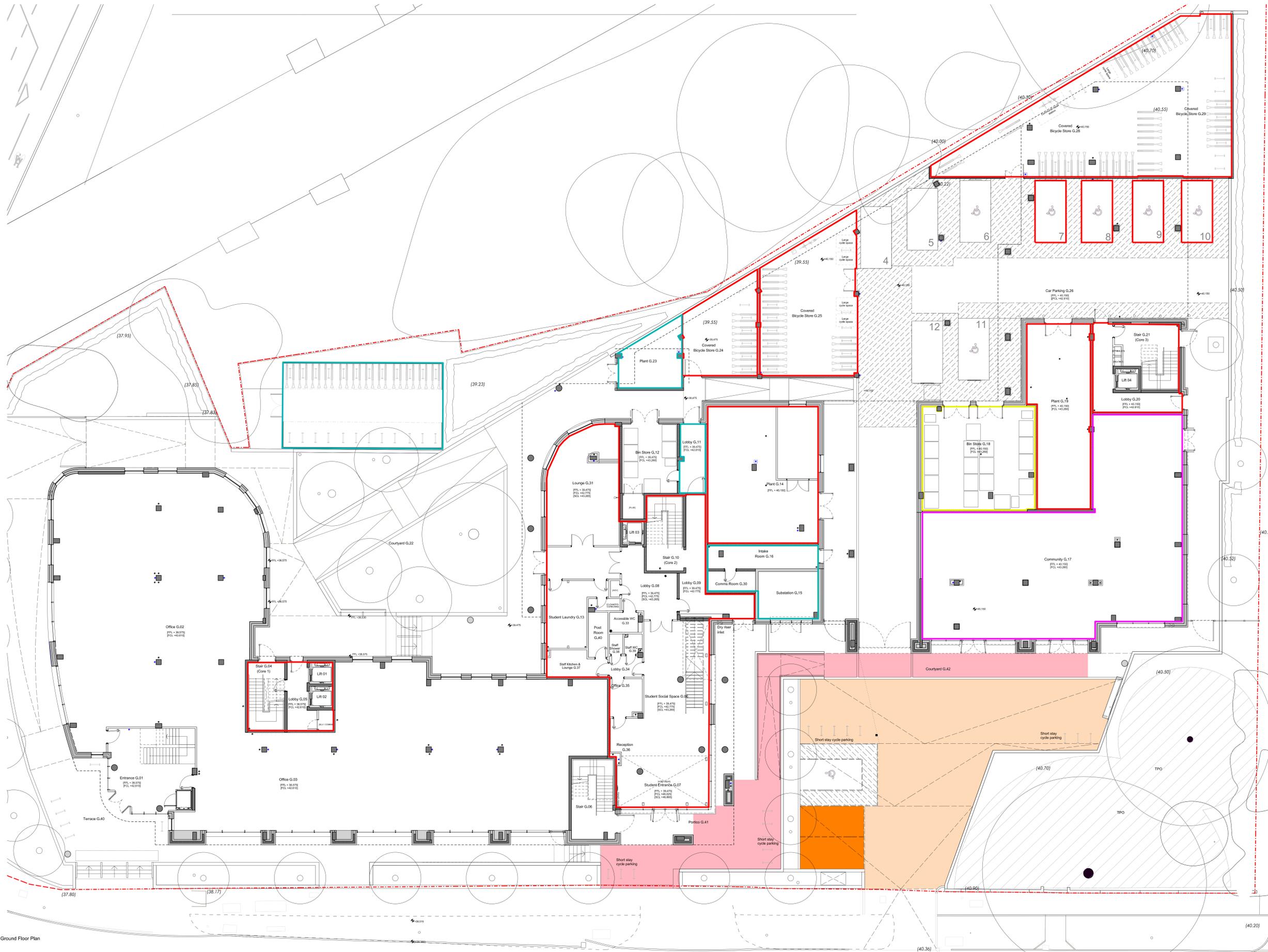
Project
Moulsecoomb Way, Brighton, BN2 4PB
Drawing
Proposed Floor Plan - Land Registry Compliant Plan
General Arrangement
Ground Floor

Scale
1:100 @ A0, 1:200 @ A2
Drawing no. / Revision
423 SK 662 / D

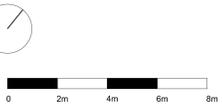
| Revision | Date | Drawn | Approved | Notes |
|----------|------------|-------|----------|-----------------|
| - | 15.09.2022 | GB | PW | FIRST ISSUE |
| A | 11.10.2022 | GB | PW | PARKING SPACES |
| B | 04.04.2024 | RB | - | COMMUNITY SPACE |
| C | 03.06.24 | HM | PW | COMMUNITY SPACE |
| D | 17.06.24 | HM | PW | COMMUNITY SPACE |

Drawing Key

- Site Boundary
- Student parts only (including student only common parts)
- Common parts being those parts available for use by both commercial and student tenants
- Common parts being those parts available for use by both community and student tenants
- Community space only
- Pedestrian footpath - available for use by both community and student tenants
- Community parking
- Right of access over the area by users of the community building



Proposed Ground Floor Plan



Do not scale. Use figured dimensions only.
 Confirm all dimensions on site.
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 Confirm all dimensions on site.
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