



# FAIRWAY TRADING ESTATE BRIGHTON

## TO LET 38,010 FT<sup>2</sup> (3,531 M<sup>2</sup>)

PLUS ADDITIONAL  
**20,680 FT<sup>2</sup> (1,921 M<sup>2</sup>)**  
BASEMENT STORAGE

AVAILABLE  
Q1 2026



UNDERGOING  
**EXTENSIVE  
REFURBISHMENT**



3 MILES FROM  
**BRIGHTON  
TOWN CENTRE**



CLOSE  
TO  
**A27**



**SECURE  
GATED  
YARD**

UNIT 1A | FAIRWAY TRADING ESTATE | MOULSECOOMB WAY | BRIGHTON | BN2 4QL



# SPECIFICATION



UNDERGOING  
**EXTENSIVE  
REFURBISHMENT**



TARGETED  
**EPC RATING  
A**



POWER CAPACITY OF  
**175 KVA** CAN BE INCREASED  
TO **1.175 MVA**



4x NEW  
**ELECTRIC ROLLER  
SHUTTER DOORS**



72  
**CAR PARKING  
SPACES**



ROOF  
**PHOTOVOLTAIC  
PANELS**



**OFFICE LED  
LIGHTING**  
WITH DAYLIGHT CONTROLS



**VRF COMFORT  
HEATING & COOLING**  
TO OFFICES



INTERNAL  
**CYCLE  
STORAGE**



NEW  
**FEATURE  
RECEPTION AREA**



GROUND & FIRST FLOOR  
**PERSONNEL  
LIFT**



**GOODS LIFT**  
LOWER GROUND FLOOR,  
GROUND FLOOR & MEZZANINE



REFURBISHED  
**WCs &  
SHOWERS**



20,680 SQ FT  
**BASEMENT  
AREA**



NEW CLADDING WITH  
**UPGRADED  
INSULATION**



6.1M CLEAR MINIMUM  
**EAVES  
HEIGHT**



42M  
**YARD  
DEPTH**



**30 KN/M<sup>2</sup>  
FLOOR LOADING**  
SUBJECT TO TESTING

LONDON/  
PORTSMOUTH

A27

A270

T.Reeve & Son Ltd.  
Accident Repair Since 1989

BOOKER  
WHOLESALE

Brighton & Hove  
Housing Centre

HAYLEY'S  
CAFE

Londis

AMERICAN  
EXPRESS  
STADIUM

FALMER  
STATION

ELSTERSHATE ROAD

MOULSECOOMB WAY

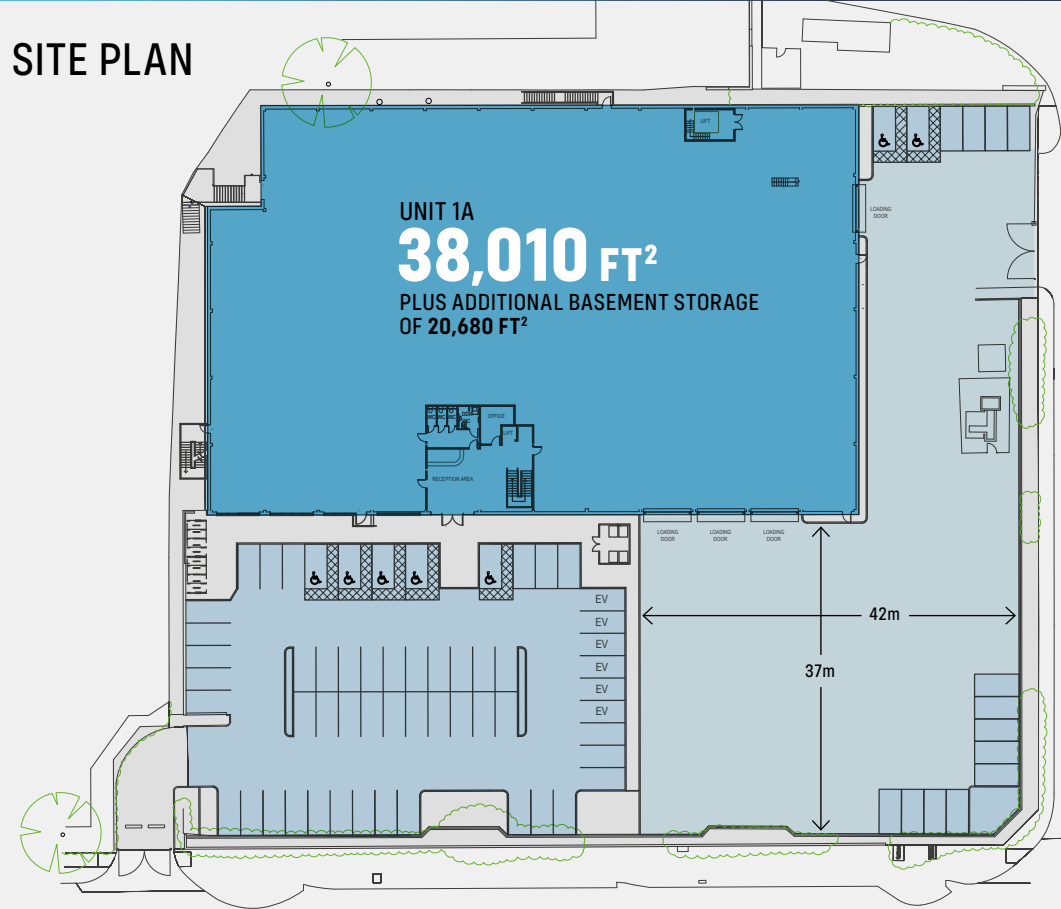
BRIGHTON

UNIT 1A | FAIRWAY TRADING ESTATE | MOULSECOOMB WAY | BRIGHTON | BN2 4QL

# DESCRIPTION

The proposed property comprises a detached warehouse of steel portal frame construction under a profile metal roof with translucent panels and modern two storey office block. Loading and yard areas are accessed via the east and west elevations from Oriana Way and Majestic Road. The property is being comprehensively refurbished to include new cladding, 4 new roller shutters and new entrance canopy.

## SITE PLAN



## ELEVATIONS





# LOCATION

The property is located in the north Brighton area 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 railway station is in close proximity along with various bus routes to and from the City Centre.

**RENT** On application.

**BUSINESS RATES** TBC.

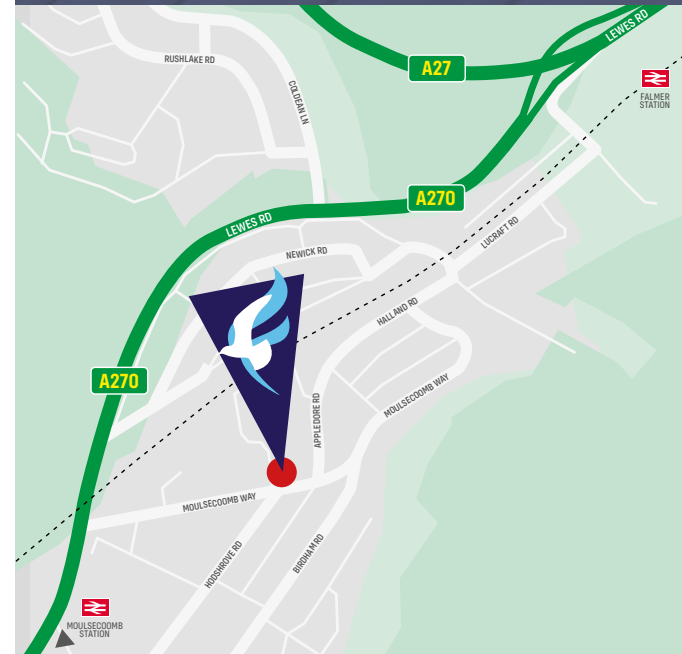
**LEGAL FEES** Each party to be responsible for their own legal costs incurred in this transaction.

**VAT** Rent is exclusive of VAT.

**EPC** To be reassessed following refurbishment;  
Targeted EPC - A.

Destination	Distance
Brighton Town Centre	3 miles
Brighton City Airport	12 miles
Newhaven	12 miles
Gatwick Airport	28 miles
M25	34 miles
Portsmouth	53 miles
Central London	54 miles
Ashford International	56 miles

Distances sourced from Google Maps



## ALL ENQUIRIES

**SHW**

**David Martin**  
dmartin@shw.co.uk  
07860 207 453

**Tim Hardwicke**  
thardwicke@shw.co.uk  
07989 420 989

**Charlie Patey-Johns**  
cpatey-johns@shw.co.uk  
07943 594 313

**Lambert  
Smith  
Hampton**

**Luke Mort**  
lmort@lsh.co.uk  
07591 384 236

**Dan Rawlings**  
drawlings@lsh.co.uk  
07702 809 192

**Elise Evans**  
evans@lsh.co.uk  
07703 393 120

SHW and Lambert Smith Hampton for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by extension or otherwise as to the correctness of each of them; (iii) no person in the employment of SHW and Lambert Smith Hampton has any authority to make or give any representation or warranty whatever in relation to this property. Date prepared June 2025. Designed by [threesixtygroup](#)

UNIT 1A | FAIRWAY TRADING ESTATE | MOULSECOOMB WAY | BRIGHTON | BN2 4QL



**FAIRWAY TRADING**  
ESTATE  
**BRIGHTON**

