



FAIRWAY TRADING ESTATE BRIGHTON

FOR SALE

52,321 FT² (4,860 M²)

PLUS ADDITIONAL
20,680 FT² (1,921 M²)
BASEMENT STORAGE

CGI SHOWING INDICATIVE REFURBISHMENT

AVAILABLE
Q1 2026



3 MILES FROM
**BRIGHTON
TOWN CENTRE**



**CLOSE
TO
A27**



**SECURE
GATED
SITE**

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

**AVIVA
INVESTORS**

SPECIFICATION

A REFURBISHMENT BASED ON PLANNING CONSENT COULD INCLUDE...



4x NEW
**ELECTRIC ROLLER
SHUTTER DOORS**



72
**CAR PARKING
SPACES**



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



**OFFICE LED
LIGHTING**
WITH DAYLIGHT CONTROLS



**VRF COMFORT
HEATING & COOLING**
TO OFFICES



ROOF
**PHOTOVOLTAIC
PANELS**



NEW
**FEATURE
RECEPTION AREA**



MULTI-FLOOR
**PERSONNEL &
GOODS LIFTS**



INTERNAL
**CYCLE
STORAGE**



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/M²
FLOOR LOADING**
SUBJECT TO TESTING

← LONDON/
PORTSMOUTH

A27

A270



BOOKER
WHOLESALE



Brighton & Hove
Housing Centre

HAYLEY'S
CAFE

Londis



CGI SHOWING
INDICATIVE REFRUBISHMENT

MOULSECOOMB WAY

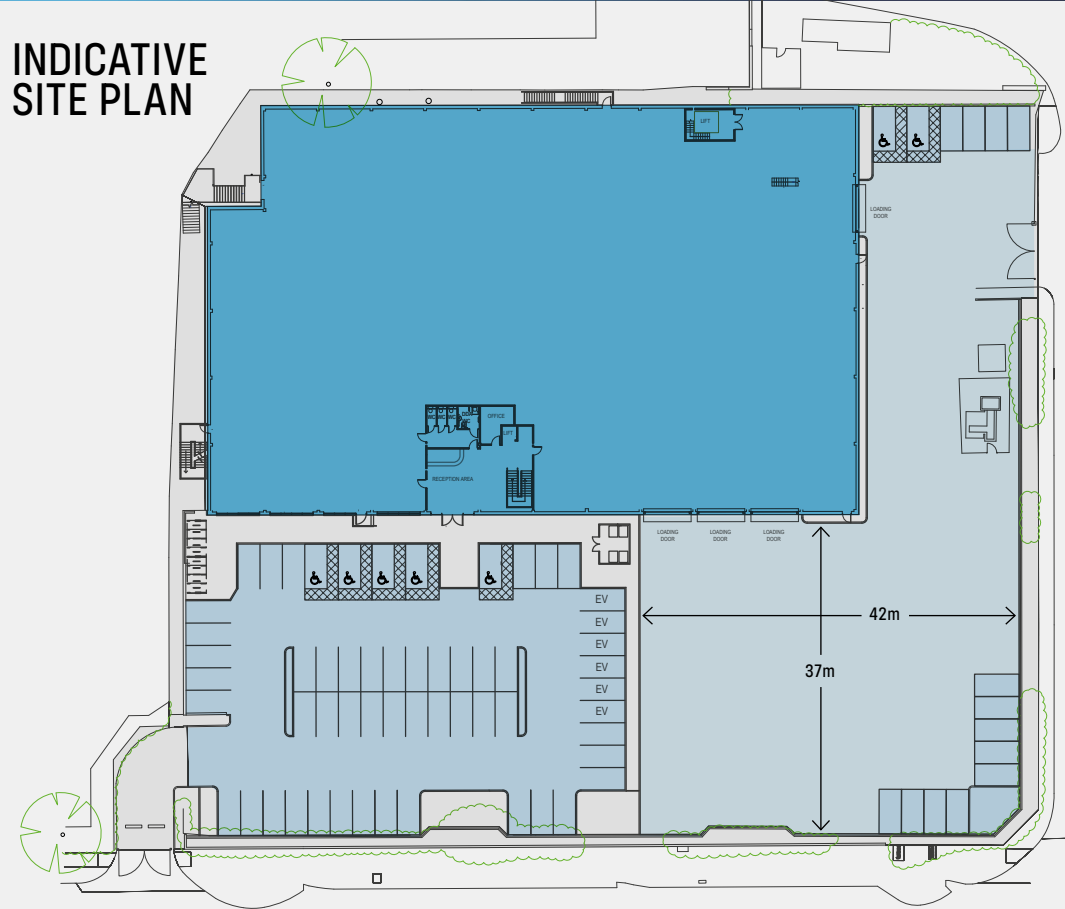
← BRIGHTON

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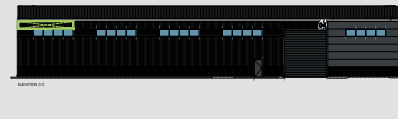
DESCRIPTION

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 elevations from Moulsecomb Way and Eastergate Road. The property is currently un-refurbished however has planning consent to carry out an extensive refurbishment.

INDICATIVE SITE PLAN



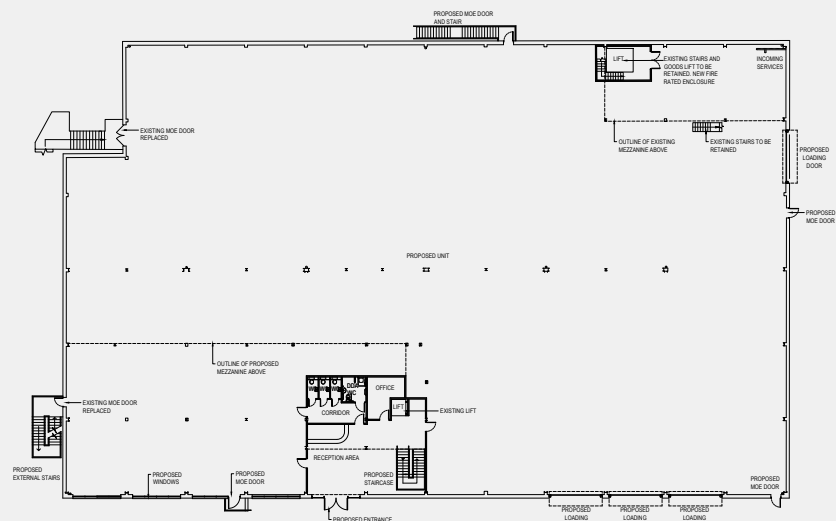
INDICATIVE ELEVATIONS



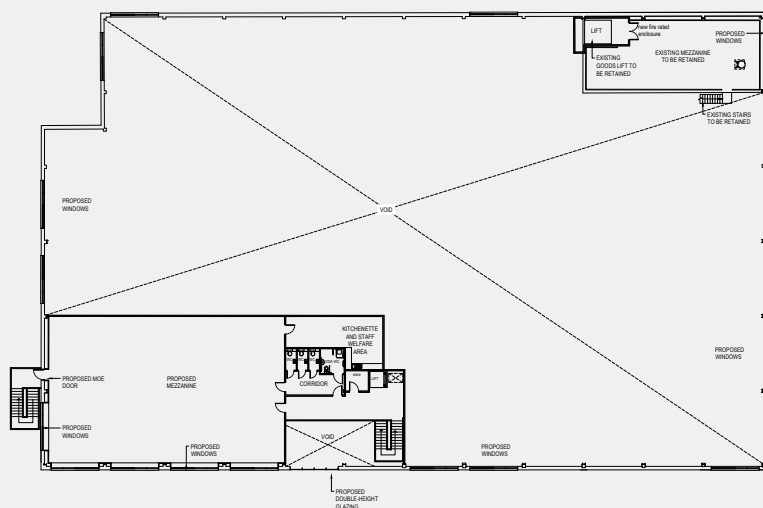
EXISTING ACCOMMODATION

	M ²	FT ²
Ground Floor Workshop / Workshop	3,176	34,190
First Floor / Mezzanine (1)	1,554	16,731
First Floor / Mezzanine (2)	130	1,400
TOTAL GIA	4,860	52,321
Basement	1,921	20,680
TOTAL GIA with Basement	6,781	73,001

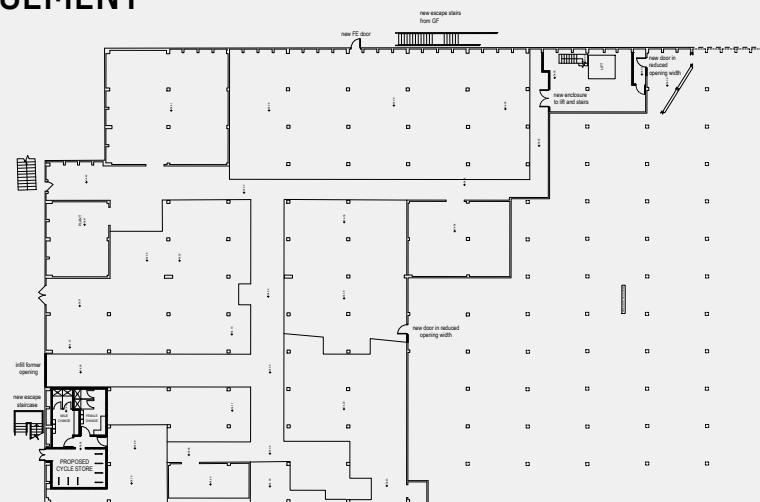
GROUND FLOOR WAREHOUSE & ANCILLARY



FIRST FLOOR OFFICES & ANCILLARY



BASEMENT



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.

EPC To be reassessed following refurbishment.

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

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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 January 2026.
Designed by **threesixtygroup**

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