

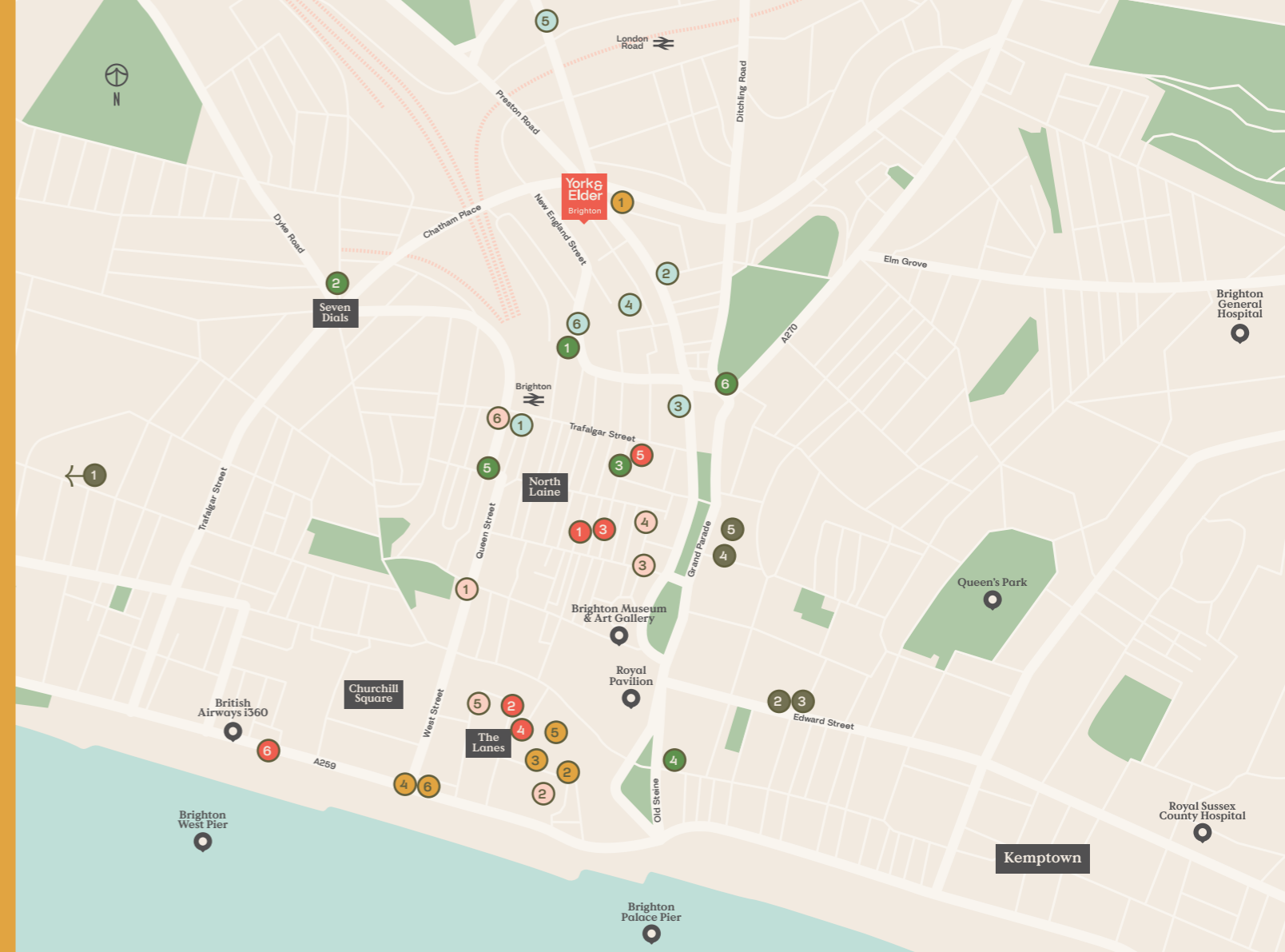
# York & Elder

## Brighton

209 new homes and circa 33,000 sq ft of commercial accommodation all within easy reach of Brighton station.

York & Elder is located on the former Longley Industrial Estate in North Brighton. The retail properties will front Elder Place which is one road South West of London Road – one of the main arterial roads into central Brighton. The premises are located less than a 5-minute walk from Brighton Station, which offers direct train links into central London as well as along the South Coast.

OPENED Q2 2023



The London Road area is home to a number of Food, Beverage, Leisure and Retail occupiers including Fatto a Mano, Domino's Pizza, Superdrug, PureGym and a number of independents. The World's End pub is also located on London Road and offers external rear seating on Elder Place, directly opposite the subject property. Other notable occupiers include UnBarred Brewery and Wolfox.



### Cafes

1. THE TRADING POST
2. SMALL BATCH COFFEE
3. THE FLOUR POT BAKERY
4. REDROASTER CAFE
5. GROCER AND GRAIN
6. PELICANO COFFEE

### Retail

1. ADOBE LIVING
2. WORKSHOP
3. DOWSE
4. OUR DAILY EDIT
5. WOLF & GYPSY
6. UNLI

### Restaurants

1. FATTO A MANO
2. PLATEAU
3. FOOD FOR FRIENDS
4. SHELTER HALL
5. 64 DEGREES
6. RIDDLE & FINNS

### Pubs

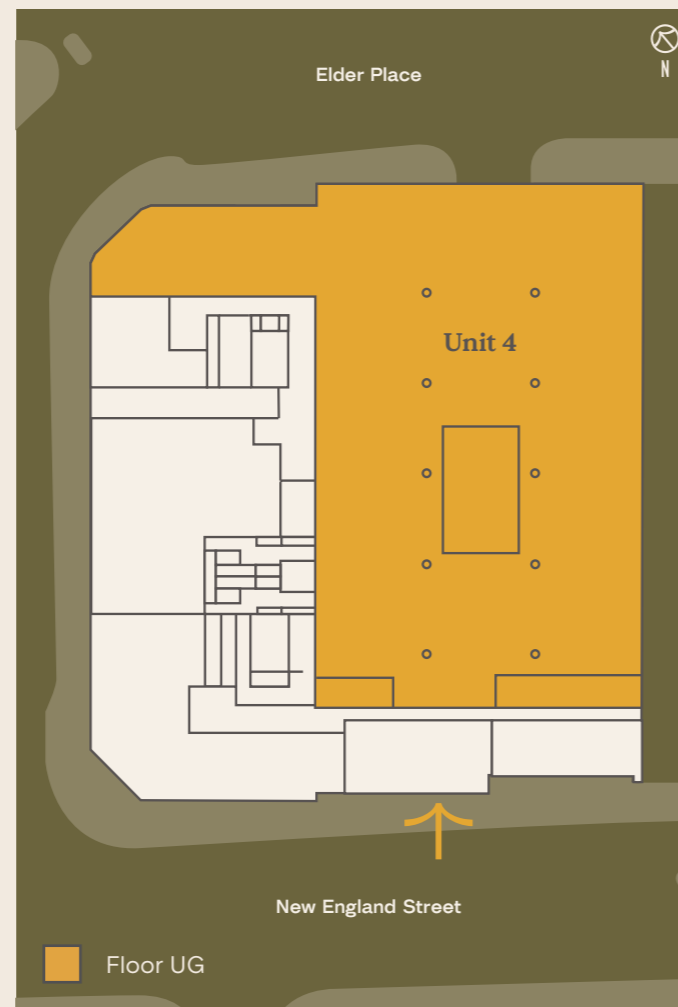
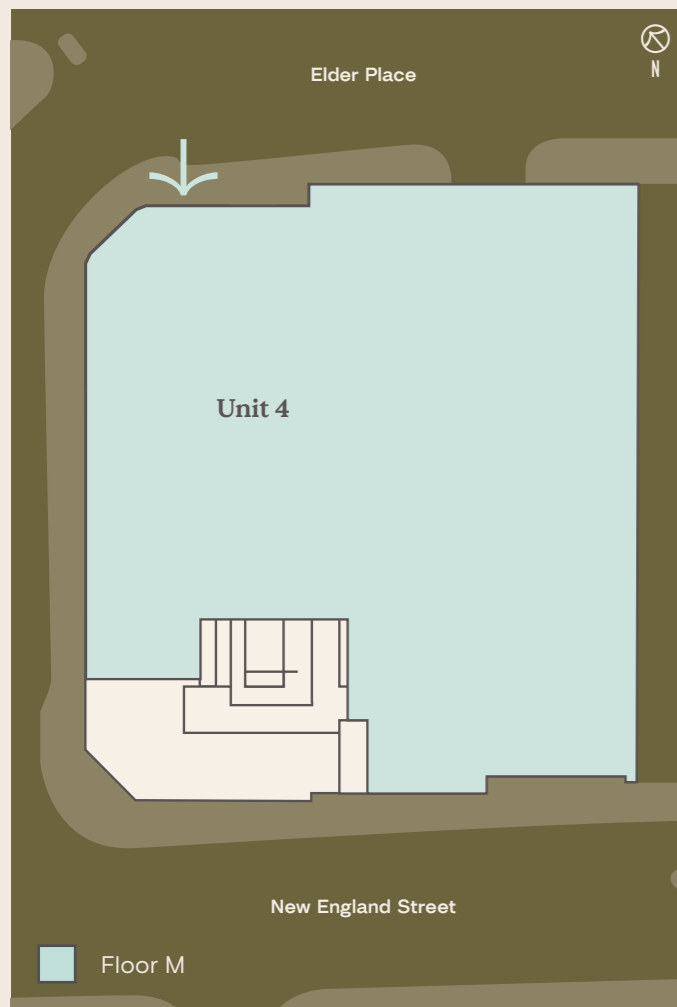
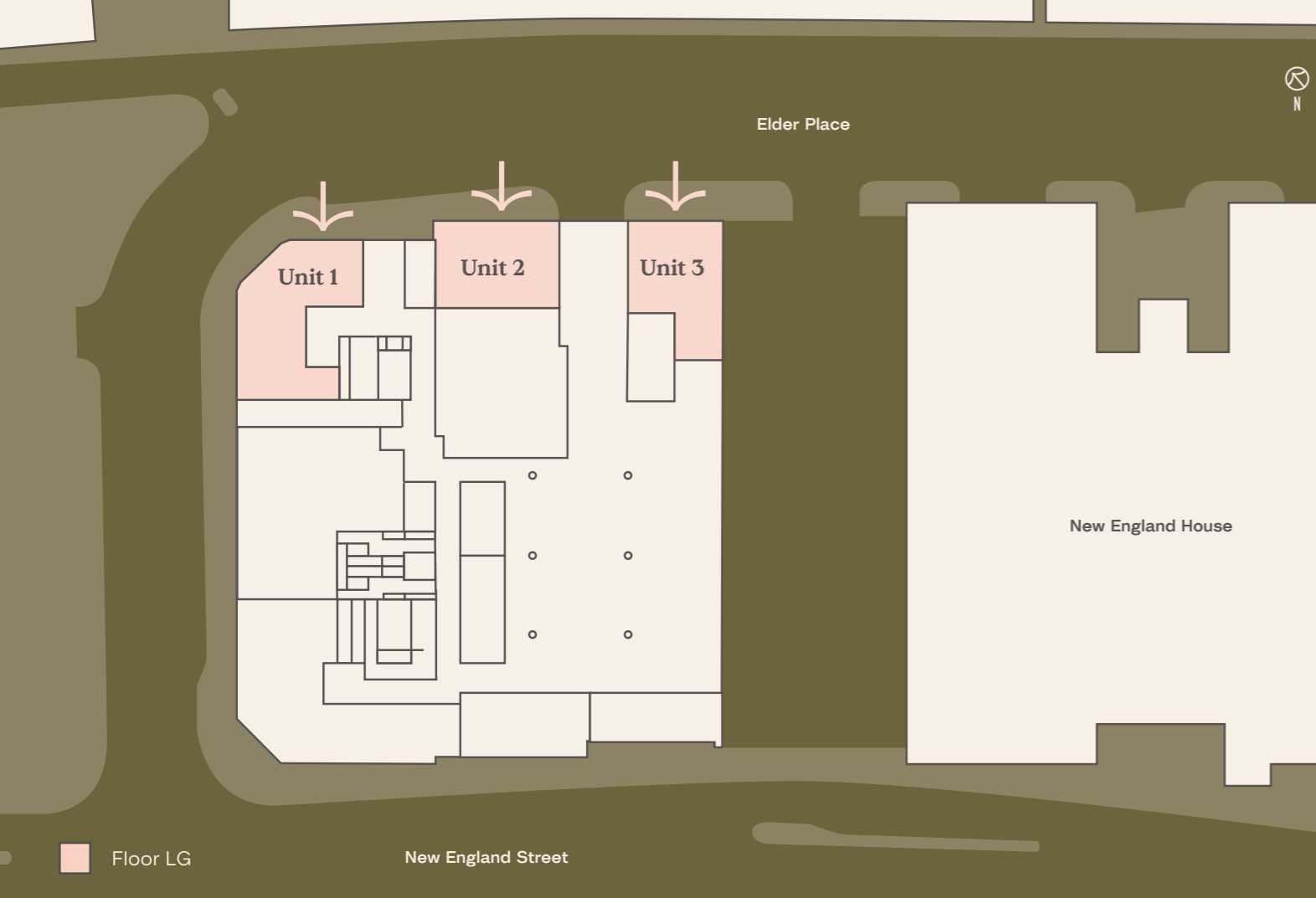
1. THE HOPE & RUIN
2. THE BLACK LION
3. BISON BEER
4. VINE STREET TAP & BOTTLE
5. THE VICTORY
6. THE PRINCE ALBERT

### Health & Food

1. FITNESS FIRST
2. THE GYM GROUP
3. HISBE SUPERMARKET
4. SAINSBURY'S
5. SPACE YOGA STUDIO
6. F45

### Developments

1. SACKVILLE ROAD, MODA
2. THE MERCHANT
3. EDWARD STREET QUARTER
4. CIRCUS STREET, U+I
5. THE MARKET



## Newly built Class E retail units available in shell condition.

Unit	Availability	Location	Size
Unit 1	Available	Lower-ground floor	1,806 sq ft / 168 sq m
Unit 2	Under Offer	Lower-ground floor	948 sq ft / 88 sq m
Unit 3	Available	Lower-ground floor	1,072 sq ft / 99 sq m
Unit 4	Runway East	Middle ground floor Upper ground floor Total	18,406 sq ft / 1,710 sq m 12,109 sq ft / 1,125 sq m 30,515 sq ft / 2,835 sq m

For further information, please contact Stiles Harold Williams Partnership LLP for the attention of Alexander Denning or Richard Pyne

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**SHW**

## Runway East

Runway East Brighton is the best place in Brighton to grow an ambitious business.

Flexible office space for teams of 1 to 70, with a range of perks, free meeting rooms, shared spaces and events included.

