



Units 4 & 6
Victoria Road Trading Estate, Portslade BN41 1XQ

TO LET

TRADE COUNTER / WAREHOUSE

Unit 4 Ground and Mezzanine Floor
290.88 sq m (3,131 sq ft)

Unit 6 Ground and Mezzanine Floor
710.93 sq m (7,652 sq ft)

Key Features:

- Located in an established trading estate
- Excellent eaves height
- Roller shutter & personnel entrances
- Good parking provision
- Available immediately
- 3 phase electricity
- Leases available
- Available together or separately





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Location

The units form part of Victoria Road Industrial Estate located on the south side of Victoria Road, which is half a mile to the west of Portslade town centre and railway station.

Victoria Road benefits from good access to the A27 trunk road, approximately 1 mile to the north, which in turn connects with the A23 and with Gatwick Airport approximately 30 miles to the north.

Accommodation

The accommodation comprises a semi-detached block of 2 purpose built steel framed trade counter industrial / warehouse units.

The 2 units currently interlink at ground and first floor levels. The openings can be reinstated. Each unit has its own loading door, personnel access and welfare facilities.

The property has the following approximate Gross Internal Areas (GIA):

Unit 4	Sq Ft	Sq M
Ground Floor	2,354 sq ft	218.69 sq m
Mezzanine	777 sq ft	72.19 sq m
Total	3,131 sq ft	290.88 sq m

Unit 6	Sq Ft	Sq M
Ground Floor	4,771 sq ft	443.26 sq m
Mezzanine	2,881 sq ft	267.66 sq m
Total	7,652 sq ft	710.93 sq m

Grand Total	10,783 sq ft	1,001.81 sq m
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EPC

TBC.

Business Rates

Rateable Value (2017): Unit 4 £21,750.
Rateable Value (2017): Unit 6 £46,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

Terms

Our client holds 2 separate leases for unit 4 and 6 and they follow a similar form. They are full repairing and insuring leases held for a term of 10 years contracted within the security of tenure provisions of the Landlord and Tenant Act 1954 from 10th April 2017. There are tenant only break options and upward only rent reviews on 9th April 2022. The passing rent of each unit is as follows:

Unit 4 - £26,700 pa

Unit 6 - £45,600 pa

Rent is quoted exclusive of all other outgoings and is paid quarterly in advance.

The User Clauses permit uses falling within Classes B1 (c), B2 or B8 in the Schedule to the Town & Country Planning (Use Classes) Order 1987.

Copies of the leases are available upon request.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

NB - The user clauses within the lease allow industrial and warehouse uses, as referred to above.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

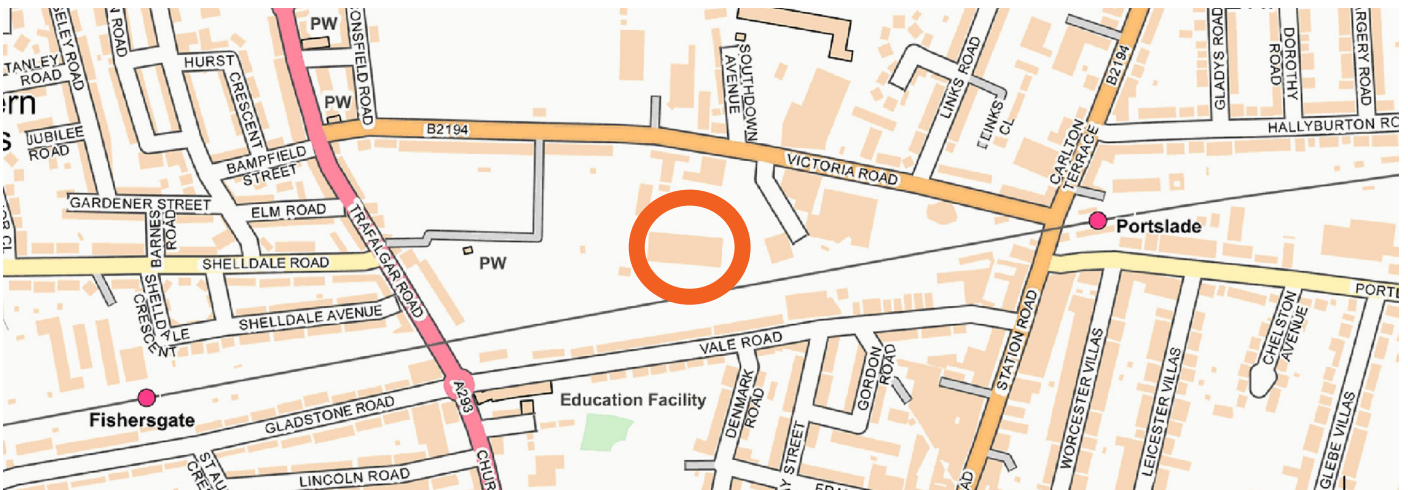
Legal Fees

Each party to bear their own legal costs incurred.



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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH