

TO LET

**MODERN UNIT SUITABLE FOR BUSINESS/OFFICE/
LIGHT INDUSTRIAL & STORAGE USES
166.76 SQ M (1,795 SQ FT)**

Unit 6 Tungsten Building, George Street, Portslade, East
Sussex, BN41 1RA



Location

Portslade is easily accessed via the A27 Brighton by-pass and is located approximately 3 miles to the east of Brighton and approximately 8 miles to the west of Worthing.

The property is situated on George Street, directly off the A259 coast road providing a prominent position within an established business area, comprising office, factory and workshop properties. Portslade's main shopping areas are also within walking distance, as is Fishersgate railway station, which is located approximately 400 m to the north and provides easy access to Brighton's mainline railway station and beyond.

Description

The premises currently comprise shell ground floor open plan accommodation, with two separate partitioned offices and a WC. The accommodation was previously used as a commercial caterer's.

The premises can either be taken in its existing form at a rent of £12.50 per square foot, per annum exclusive. Alternatively, consideration will be given to carrying out refurbishment works to provide office accommodation, for which the quoting rent would be £15 per square foot, per annum exclusive.

Amenities

- Self-contained
- 2 allocated on-site parking spaces plus parking available on the road
- Convenient location with easy access to Brighton A259 coast road & A27, plus public transport

Accommodation

The premises have the following approximate net internal floor areas:

Accommodation	Size (sq m)	Size (sq ft)
Ground Floor Total	166.76	1,795 sq ft

Lease

A new lease is available on terms to be agreed.

Planning

The premises currently benefit from office/light industrial uses.

The premises would also be considered suitable for storage and distribution use under the permitted development order.

VAT

VAT will be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Rent

£12.50 per sq ft per annum exclusive.

Energy Performance Rating

This property has been graded as 44(B)

Business Rates

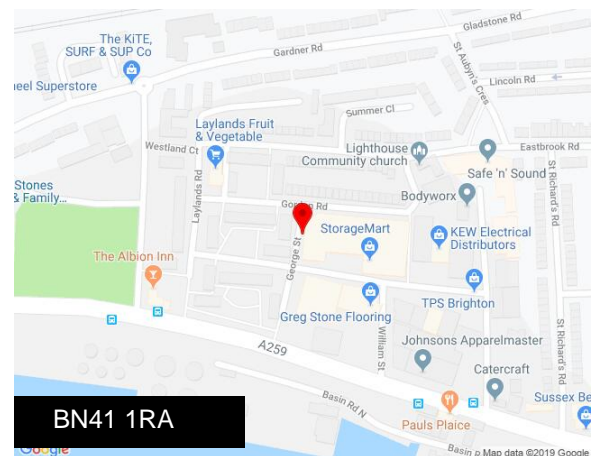
Rates Payable: £7,487.75 per annum
(based upon Rateable Value: £15,250 and UBR: 49.1p)

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Service Charge

£658.98 per annum is applicable for the current service charge year and contributes towards the upkeep and maintenance of the common parts. This figure also includes the insurance for Unit 6.

Viewing & Further Information



Contacts & Enquiries

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