



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

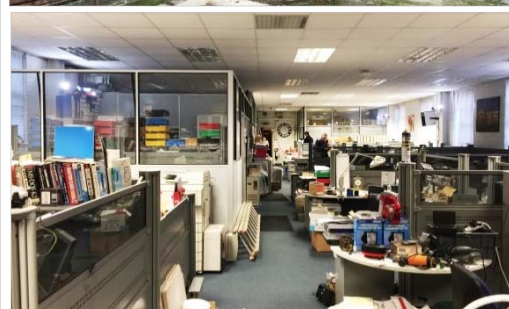
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www.gsp.uk.com

Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

FREEHOLD INDUSTRIAL / OFFICE BUILDING 7,185 ft² / 667 m² • FOR SALE



1 ELLEN STREET, PORTSLADE, BRIGHTON, BN41 1EU

Situated on the west side of Brighton & Hove, and forming part of the south Portslade / North Street commercial area. The Station Road / Boundary Road shopping thoroughfare, numerous bus services and Portslade railway station are within walking distance. The A259 Coast Road is nearby, and the A270 and A27 are conveniently accessible. See attached location plan.

The premises comprise a two storey building, with vehicular access through enclosed loading area to a rear yard. Currently occupied by an international clock parts business for office, workshop and storage purposes, the premises may suit a variety of industrial, office or warehouse uses, subject to any necessary consents. The accommodation is arranged as follows:

ground floor	production/warehouse areas, WC	in all	2,719 ft²	/	252 m ²
	rear single storey extension	in all	697 ft²	/	64 m ²
	enclosed loading/storage area	in all	489 ft²	/	45 m ²
First floor	open plan/cellular offices, WCs	in all	3,280 ft²	/	304 m ²
TOTAL FLOOR AREA			7,185 ft²	/	667 m ²

exterior vehicular access through enclosed loading area to rear yard (with external plant room)

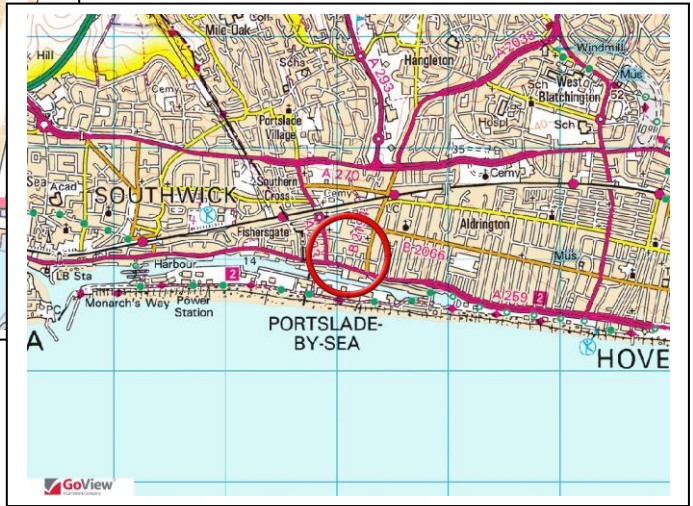
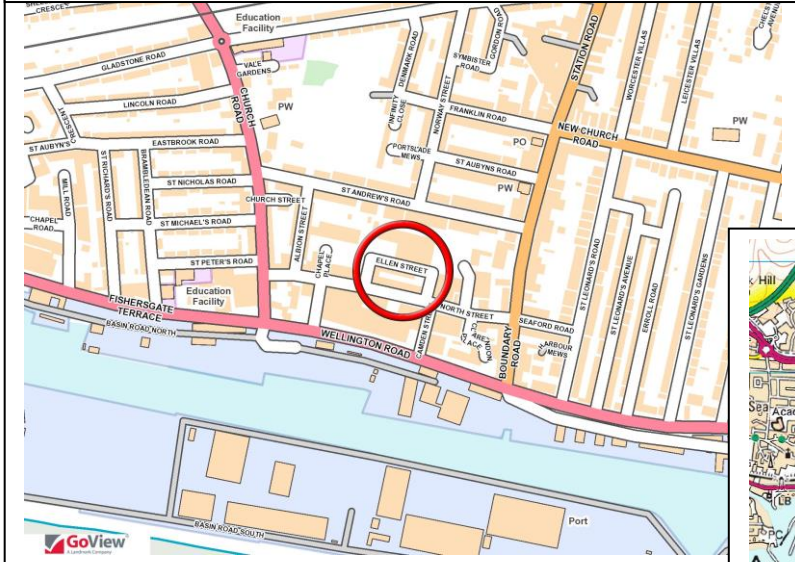
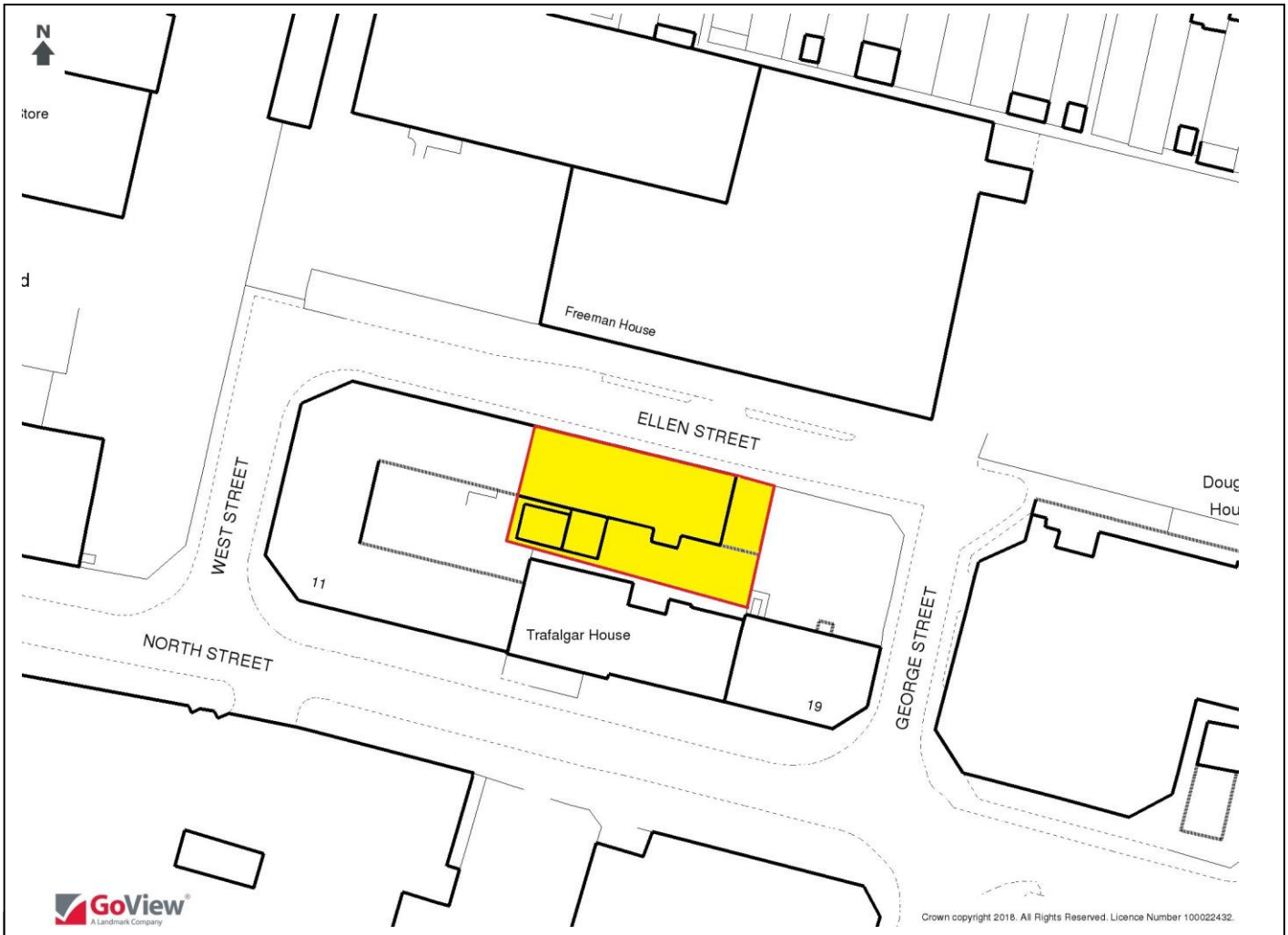
Rateable Value: £30,000

measurements are approximate and gross internal

amenities and services not tested

OFFERS INVITED in region of £650,000 for the FREEHOLD INTEREST

Viewing by appointment with SOLE AGENT, **GRAVES SON & PILCHER LLP**



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Energy Performance Certificate

Non-Domestic Building



Meadows & Passmore Ltd
1 Ellen Street
Portslade
BRIGHTON
BN41 1EU

Certificate Reference Number:
0297-9798-6130-0000-4803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 104

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	594
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	60.65
Primary energy use (kWh/m ² per year):	355.17

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
80	If typical of the existing stock