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

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# GROUND FLOOR LIGHT INDUSTRIAL UNIT 1,425 ft<sup>2</sup> / 132.38 m<sup>2</sup> • TO LET



## UNIT 4, WELLINGTON HOUSE, CAMDEN STREET, PORTSLADE, BRIGHTON, BN41 1DU

Forming part of a prominent building on the A259 coast road at Portslade, within the North Street industrial and commercial area. The Station Road / Boundary Road shopping thoroughfare is nearby. The A270 and A27 Brighton Bypass are conveniently accessible. See attached location plan.

Wellington House comprises eight light industrial units, which may suit a variety of light industrial or warehouse uses (subject to any necessary consents). Features include shared use of a ground floor loading bay (fronting Camden Street). The unit is situated on the ground floor and identified on the plan attached. There is a maximum internal height of approx. 9' / 2.7 m. The accommodation is arranged as follows:

**Unit 4**      open plan area      in all      1,425 ft<sup>2</sup> / 132.38 m<sup>2</sup>  
shared use of male & female WCs  
ONE ALLOCATED CAR SPACE

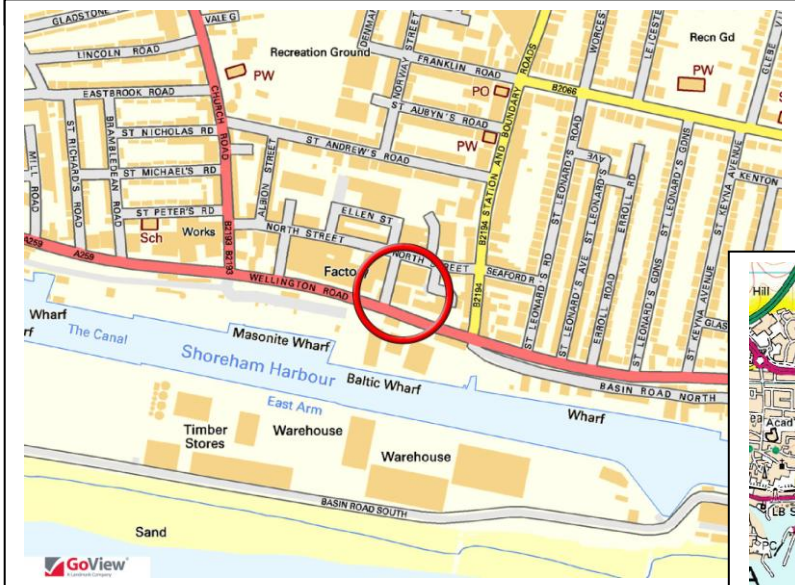
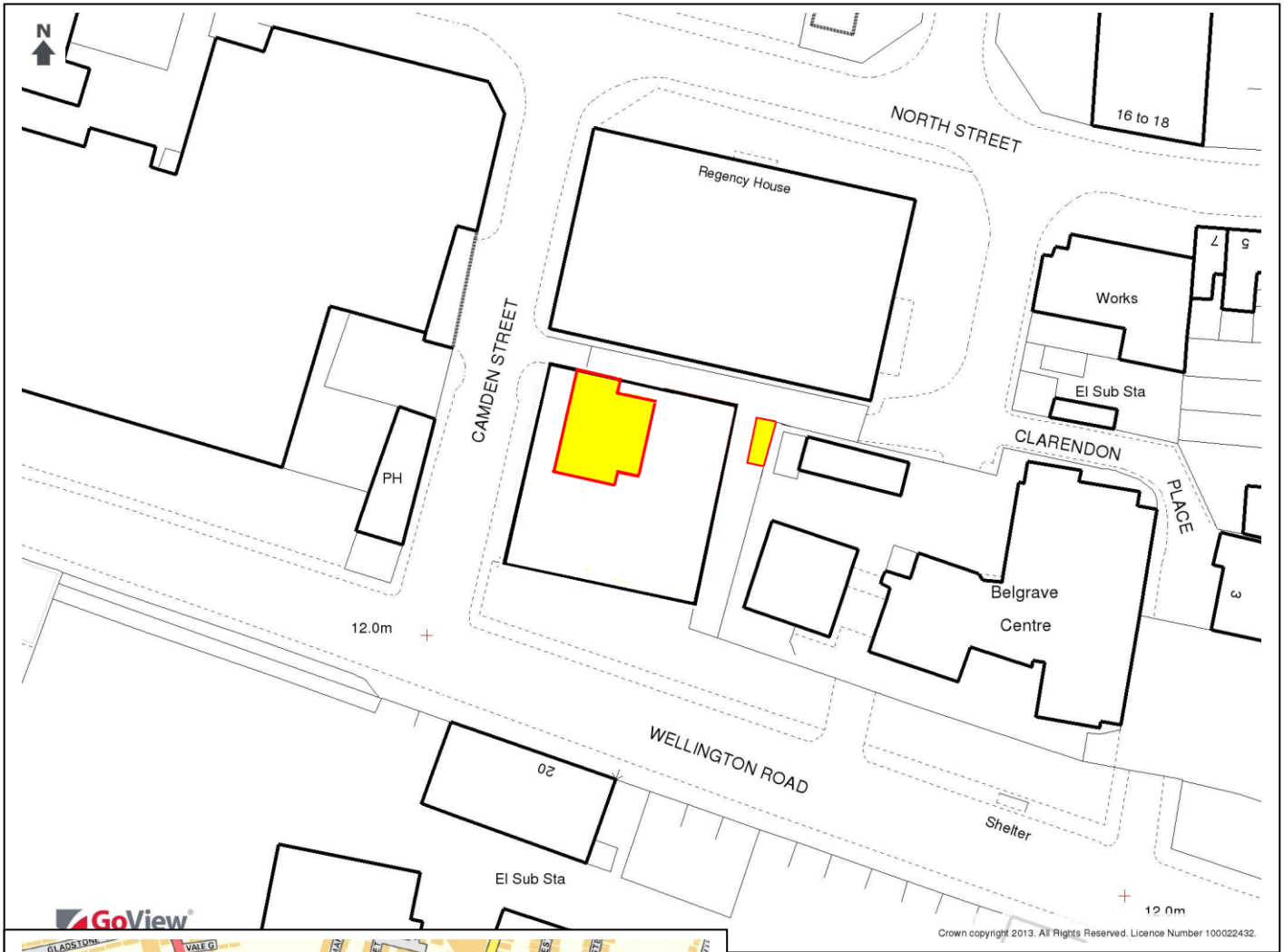
measurements are approximate and gross internal

services and amenities not tested

Rateable Value: £7,700

The premises are **TO LET** for a term to be agreed at a rental of **£9,500 per annum**, exclusive of service charge, business rates and any other outgoings. There will be rent reviews at appropriate intervals.

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



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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# Energy Performance Certificate

Non-Domestic Building



4 Wellington House  
Camden Street  
Portslade  
BRIGHTON  
BN41 1DU

Certificate Reference Number:  
9614-3007-0469-0100-0475

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 90

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 129  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 34.61

## Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

108 If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.