



51 Old Steyne, Brighton, BN1 1HU

01273 321 123

info@gsp.uk.com

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.

FIRST FLOOR LIGHT INDUSTRIAL / BUSINESS UNIT 1,925 ft² / 178 m² • TO LET



UNIT 5, 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, which in turn links with Portslade railway station. The A270 and A27 are conveniently accessible. See attached location plan.

Wellington House comprises eight units over two floors, with tenants including Small Batch Coffee. Unit 5 is situated on the first floor, and may suit a variety of light industrial or storage uses (subject to any necessary consents). Features include an internal height of 14' / 4.25m, one car parking space, and shared use of ground floor loading bay and conveyor lift. The accommodation is arranged as follows:

UNIT 5 main open plan area, with separate
partitioned rooms and raised office section in all 1,925 ft² / 178 m²
use of male & female WCs in common parts
one car parking space

NB Unit 7 comprising 1,425ft² / 132m² with one car parking space is also being offered to let – see separate marketing particulars.

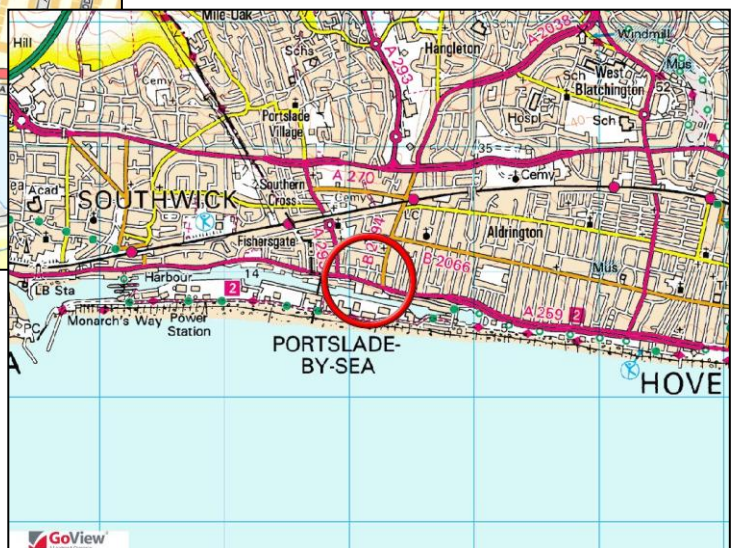
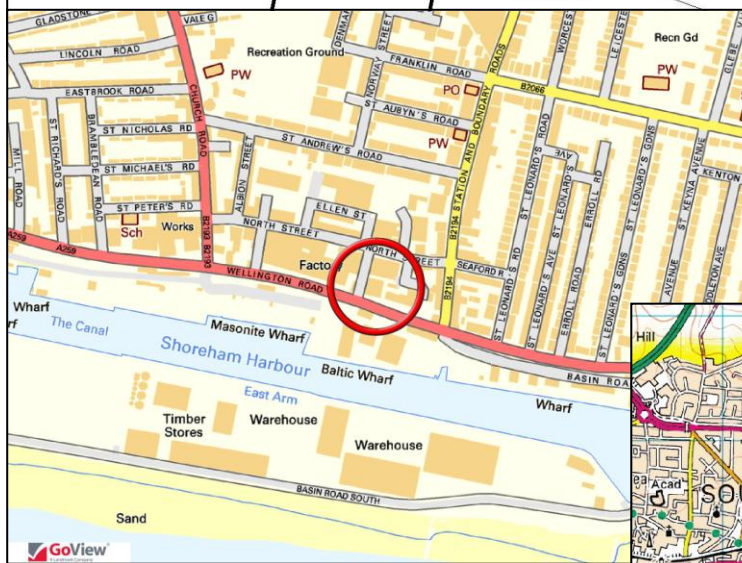
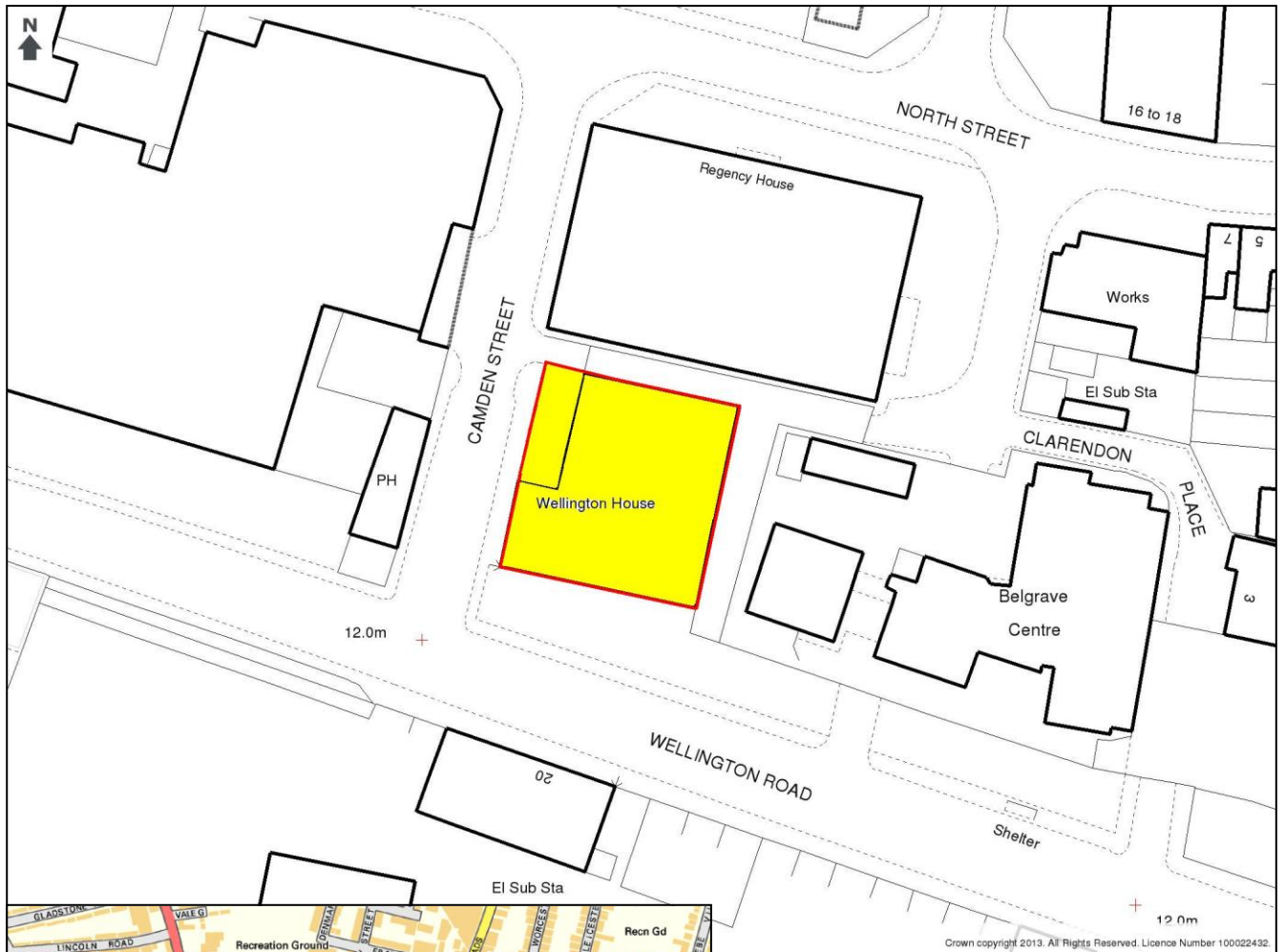
measurements are approximate and gross internal

services and amenities not tested

Rateable Value: £8,300 + car space £250

The premises are **TO LET** for a term to be agreed at a commencing rental of **£12,000 per annum**, exclusive of business rates, building service charge (estimated budget figure of £2 per sqft for 2017/18) and any other outgoings. There will be rent reviews at appropriate intervals.

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



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.

Reproduced from the Ordnance Survey map with the Sanction of The Controller of H.M. Stationary Office, Crown Copyright Reserved. Licence No. ES74373E0001.

