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

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FIRST FLOOR LIGHT INDUSTRIAL / BUSINESS UNIT 1,425 ft² / 132 m² • TO LET



UNIT 7, 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 7 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 7 open plan area with several partitioned rooms in all 1,425 ft² / 132 m²
use of male & female WCs in common parts
one car parking space

NB Unit 5 comprising 1,925ft² / 178m² with one car parking space is also being offered to let – see separate marketing particulars.

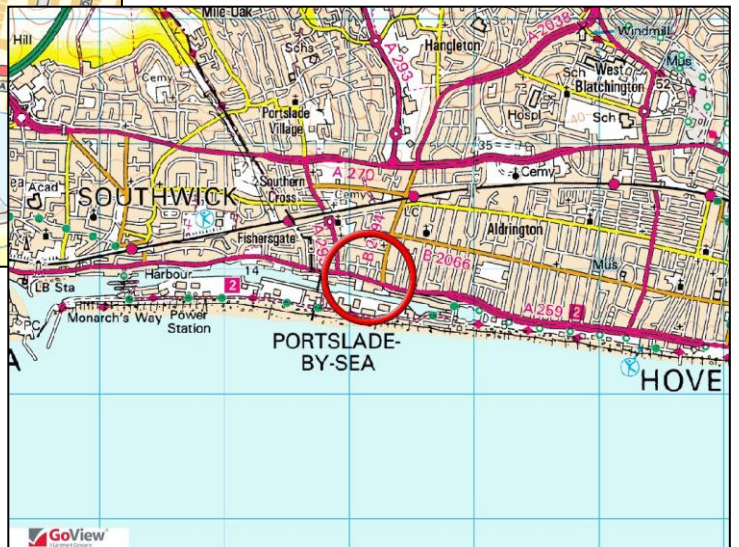
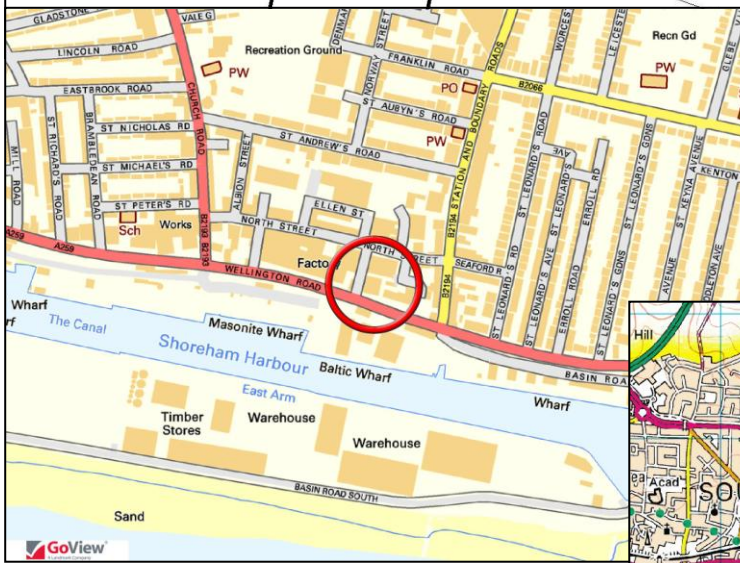
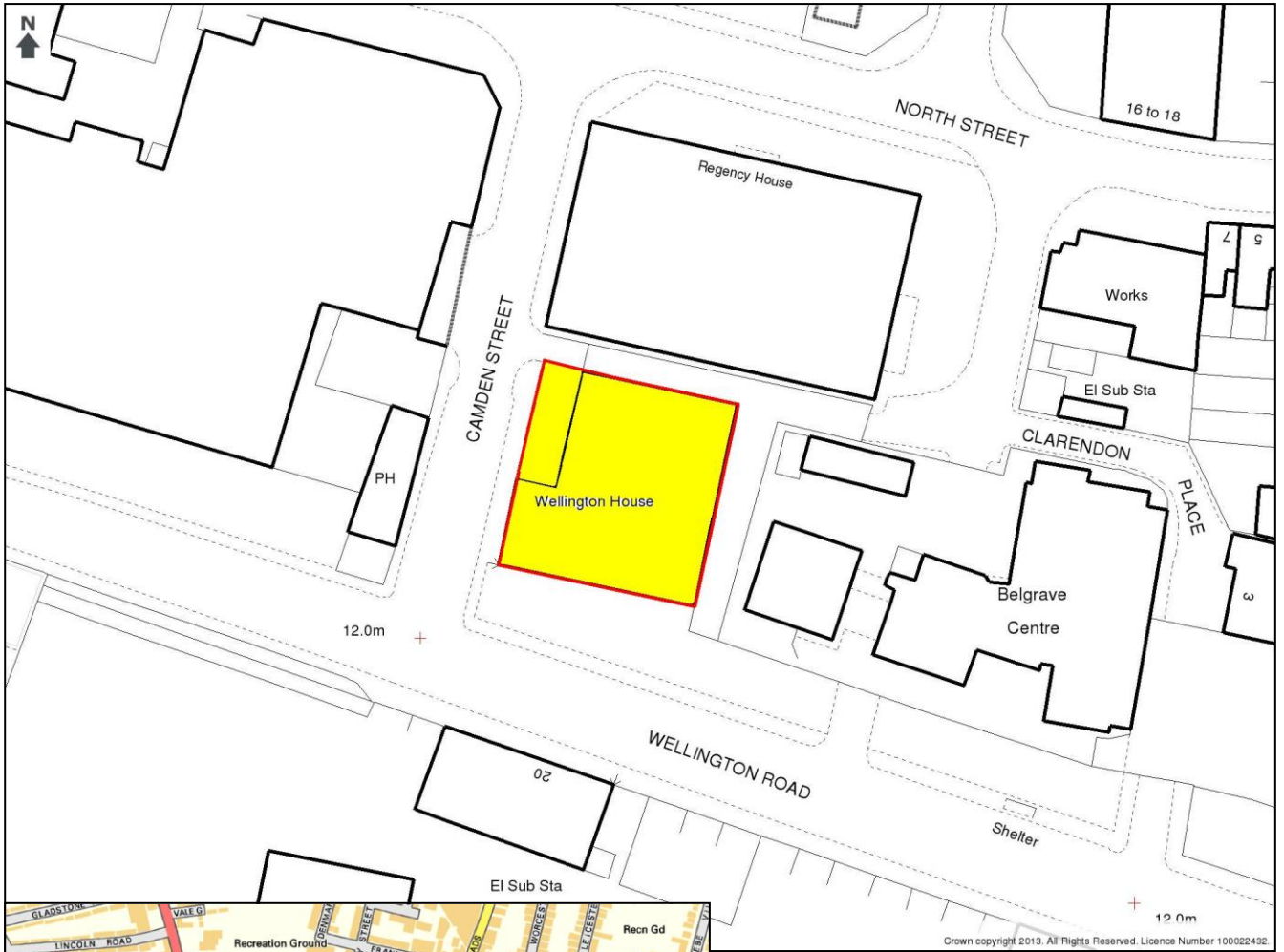
measurements are approximate and gross internal

services and amenities not tested

Rateable Value: £5,900 + car space £250

The premises are **TO LET** for a term to be agreed at a commencing rental of **£9,500 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**



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