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

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D1 PROPERTY 929 ft² (86.3 m²) TO LET



PART GROUND FLOOR, TECHNOLOGY HOUSE, WEST ROAD, FISHERSGATE, BN41 1QH

Situated in West Road, just off the A259 Coast Road. Fishersgate railway station is conveniently accessible nearby (see location plan attached).

Technology House comprises a detached building arranged over ground and first floors providing good quality accommodation. The landlord will install WC facilities. The subject accommodation is situated on the ground floor and provides open plan space with 2 separate rooms. Features include comfort cooling, carpeting, perimeter trunking and suspended ceilings with CAT II lighting.

Ground Floor

in all **929 ft² (86.3 m²)**

Rateable Value: to be assessed

Service Charge: details upon application

All measurements are approximate

Services and amenities not tested

The premises are **TO LET** on a new sub-lease for a term expiring in October 2022 at a rental figure of **£10,000 per annum** exclusive, without further review.

Viewing by appointment with **SOLE LETTING AGENTS, 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.

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Energy Performance Certificate

Non-Domestic Building



Technology House
West Road
Portslade
BRIGHTON
BN41 1QH

Certificate Reference Number:

0600-2947-6730-3900-9103

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.

Energy Performance Asset Rating

More energy efficient



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

◀ **114** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 771
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:

59 If newly built

133 If typical of the existing stock