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

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# OFFICE / LIGHT INDUSTRIAL PREMISES

## 810 ft<sup>2</sup> / 75.2 m<sup>2</sup> + PARKING

### FREEHOLD FOR SALE



#### DOUGLAS HOUSE, EAST STREET, PORTSLADE BN41 1DL

Situated in an established industrial and business location adjacent to North Street, close to the main A259 coast road. The A27, Shoreham Harbour and the Boundary Road / Station Road shopping thoroughfares are all nearby (see attached location plan).

This modern two-storey building is available to let as separate floors or as a whole. Features include some double glazing, suspended ceilings, lighting and hardstanding providing parking for up to four cars. The accommodation is arranged as follows:

<b>Ground Floor</b>	as open plan area WC	in all	<b>405 ft<sup>2</sup></b>	/	<b>37.6 m<sup>2</sup></b>
<b>First Floor</b>	as 3 rooms WC	in all	<b>405 ft<sup>2</sup></b>	/	<b>37.6 m<sup>2</sup></b>
<b>TOTAL FLOOR AREA</b>			<b>810 ft<sup>2</sup></b>	/	<b>75.2 m<sup>2</sup></b>
<b>Exterior</b>	hardstanding providing parking for up to 4 cars				

Rateable Value: £7,700

measurements are approximate and gross internal

EPC Rating: E

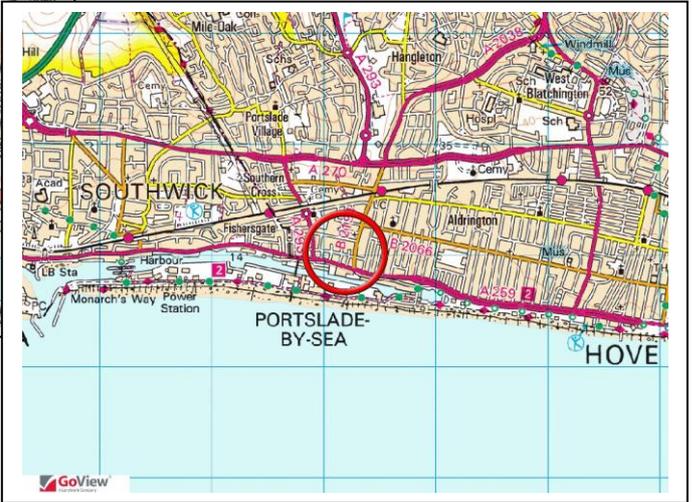
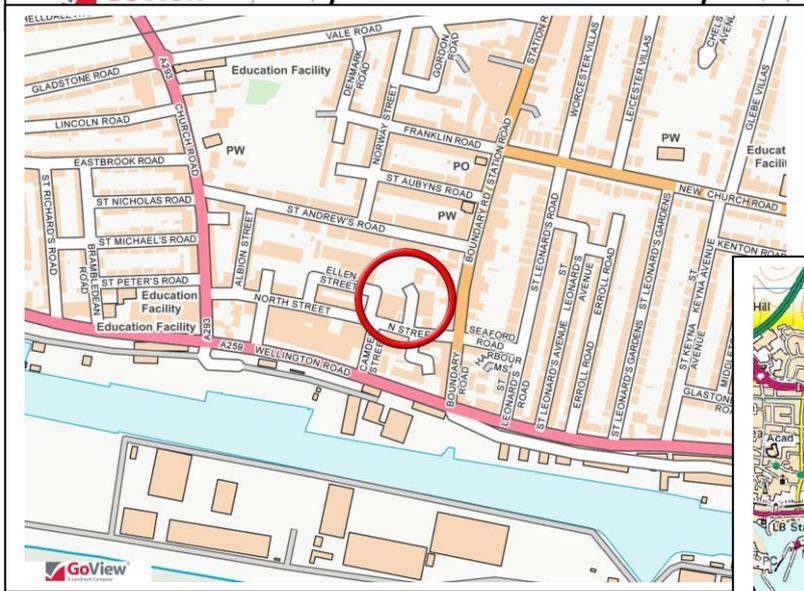
amenities and services not tested

**PRICE £275,000 for the FREEHOLD INTEREST**

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



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# Energy Performance Certificate

Non-Domestic Building



Want Medical Services  
Douglas House, East Street  
Portslade  
BRIGHTON  
BN41 1DL

Certificate Reference Number:  
0280-1922-0348-2700-9060

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](http://www.gov.uk/government/collections/energy-performance-certificates).

## 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

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 122

This is how energy efficient the building is.

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	102
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	80.44
Primary energy use (kWh/m <sup>2</sup> per year):	475.8

## Benchmarks

Buildings similar to this one could have ratings as follows:

30	If newly built
88	If typical of the existing stock