

OFFICE / LIGHT INDUSTRIAL PREMISES

810 ft² / 75.2 m² + 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:

| | | | | | |
|-------------------------|---|--------|---------------------------|---|---------------------------|
| Ground Floor | as open plan area WC | in all | 405 ft² | / | 37.6 m² |
| First Floor | as 3 rooms WC | in all | 405 ft² | / | 37.6 m² |
| TOTAL FLOOR AREA | | | 810 ft² | / | 75.2 m² |
| Exterior | hardstanding providing parking for up to 4 cars | | | | |

Rateable Value: £7,700

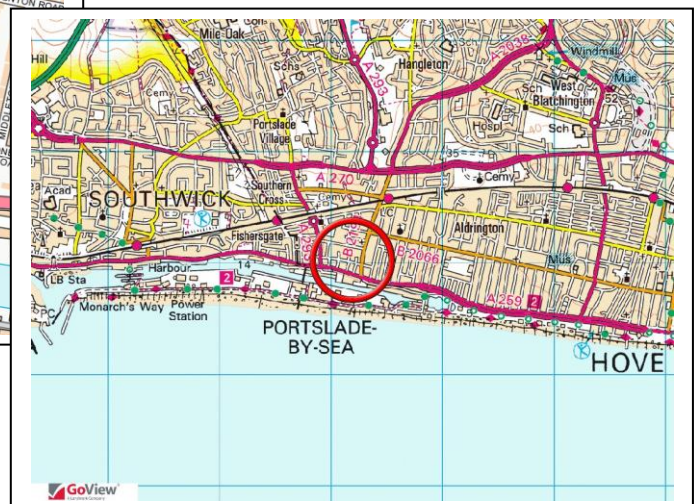
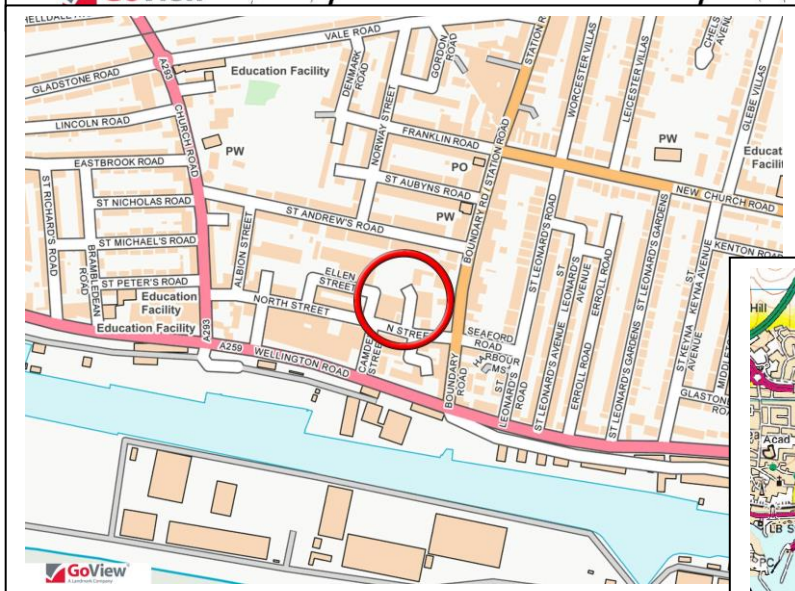
measurements are approximate and gross internal

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**



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



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.

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

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 ²): | 102 |
| Assessment Level: | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 80.44 |
| Primary energy use (kWh/m ² 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