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

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ATTRACTIVE OFFICE BUILDING – TO LET

891 ft² / 83m² - 2 ON-SITE CAR SPACES



THE OAST HOUSE, BESTWOOD WORKS, DROVE ROAD PORTSLADE VILLAGE, BN41 2PA

Situated in Portslade ‘Old Village’ on the west side of the Brighton / Hove conurbation, close to local amenities and within easy reach of major road networks (A270, A27/A23 etc).

This attractive self-contained office building (formerly an Oast House as part of the Southdown Brewery) and is in good decorative order. The offices are arranged over 3 floors and provide a unique and quirky environment which have recently been refurbished. The offices have central heating, CAT II lighting with some spotlights and 2 car spaces.

GROUND FLOOR	: 2 Rooms + Reception WC / Kitchenette	in all	284 ft² / 26.38 m²
FIRST FLOOR	: 2 Rooms	in all	298 ft² / 27.68 m²
SECOND FLOOR	: 2 Rooms WC	in all	309 ft² / 28.71 m²
TOTAL FLOOR AREA			891 ft² / 82.77 m²

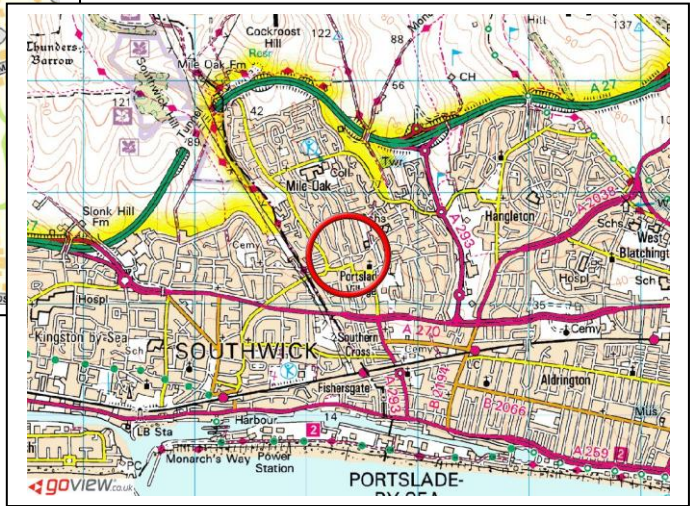
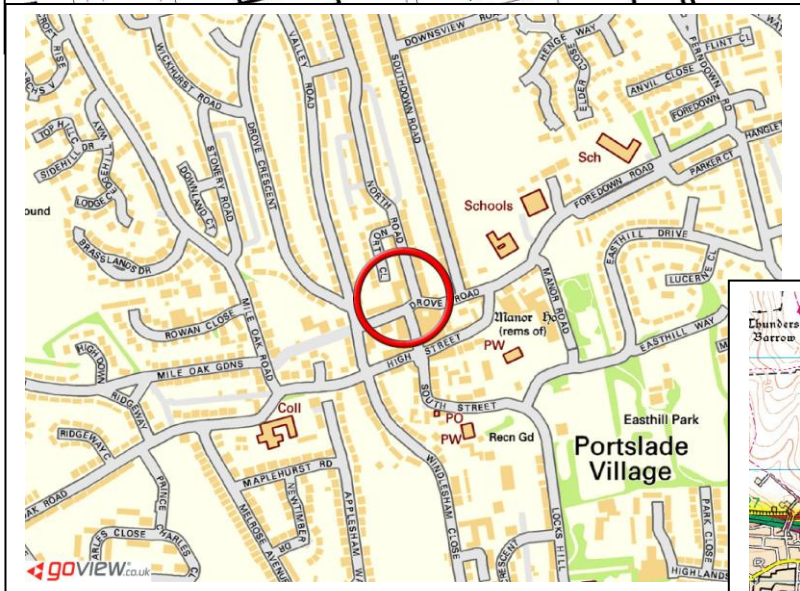
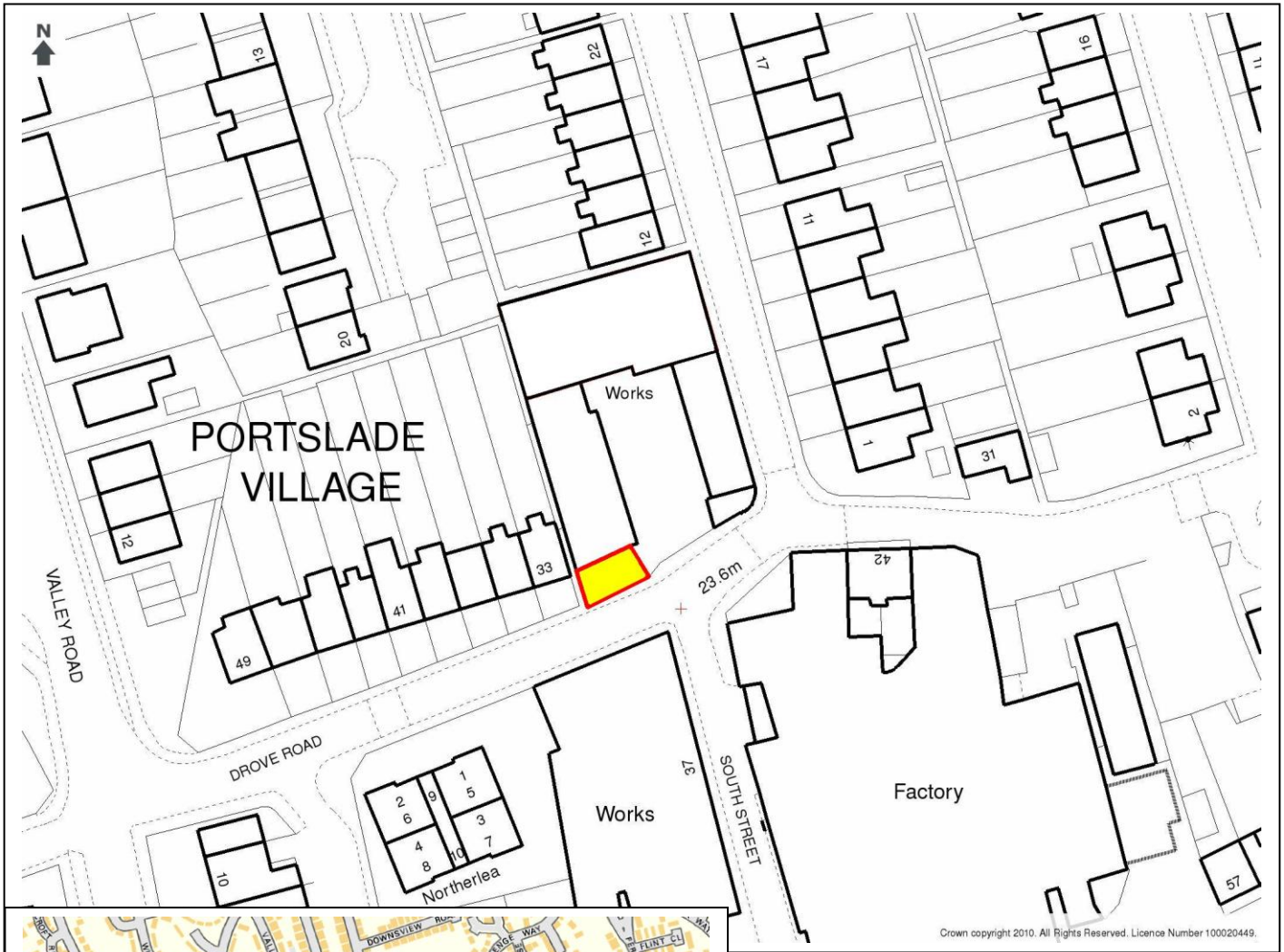
All measurements are approximate

Services not tested

Rateable Value: £8,600

The premises are **TO LET** on a new lease for a term to be agreed.
Offers of rent are invited in the region of **£8,500 per annum** exclusive.

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



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Energy Performance Certificate

Non-Domestic Building



UNIT 1

Bestwood Works
Drove Road
Portslade
BRIGHTON
BN41 2PA

Certificate Reference Number:

9686-3036-0192-0501-0571

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

◀ **84**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	275
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	48.94

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

66 If typical of the existing stock