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# OFFICE + STORE / WORKSHOPS

## 1,129 ft<sup>2</sup> / 105 m<sup>2</sup> • TO LET



**69A ST ANDREWS ROAD  
PORTSLADE, BRIGHTON  
BN41 1DD**



Situated in south Portslade, between the Station Road / Boundary Road shopping thoroughfare and Trafalgar Road. The A259 Coast Road is nearby, along with numerous bus services and Portslade railway station. See attached location plan.

The premises have been used for many years as a mixture of office / storage / workshop purposes, and are therefore considered suitable for a variety of businesses (subject to any necessary consents). The front building has an electric roller-shutter door and there is 'through' access to the rear yard and rear building. The accommodation is arranged as follows:

<b>Front Building:</b>	<b>Ground floor</b>	store / workshop	462 ft <sup>2</sup> /	43 m <sup>2</sup>
	<b>First floor</b>	office, WC	234 ft <sup>2</sup> /	22 m <sup>2</sup>
<b>Rear Building:</b>	<b>Ground floor</b>	store / workshop (2 rooms)	433 ft <sup>2</sup> /	40 m <sup>2</sup>
		WC (+ attic storage)		
<b>Total Floor Area</b>			<b>1,129 ft<sup>2</sup> /</b>	<b>105 m<sup>2</sup></b>
<b>Exterior:</b>	<b>Rear yard</b>	(760 ft <sup>2</sup> / 71 m <sup>2</sup> ), small forecourt		

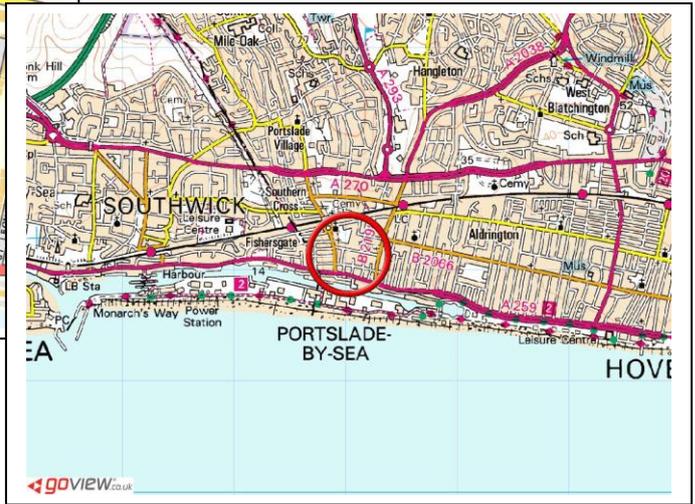
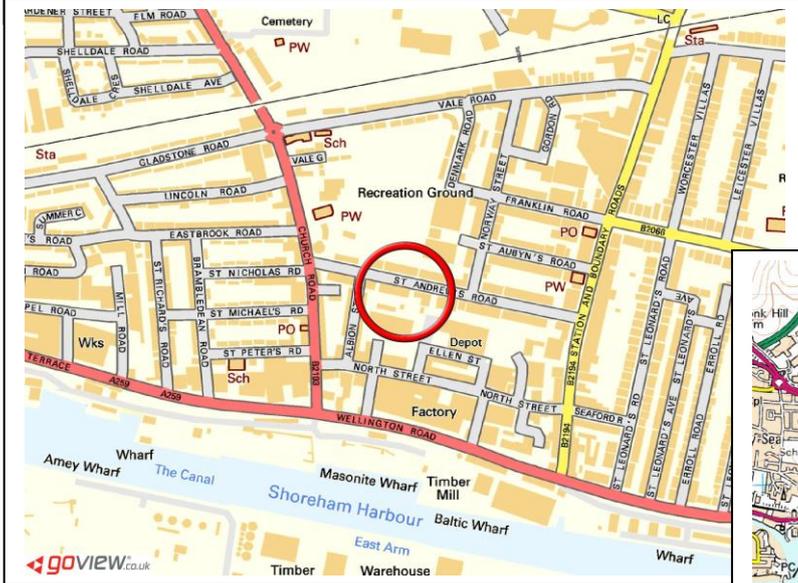
Rateable Value: £7,600  
EPC: applied for

services and amenities not tested  
measurements are approximate & gross internal

The premises are **TO LET** for a term of up to 5 years at a commencing rental of **£9,000 per annum**, exclusive. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.



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