



First Floor Commercial Unit - For Sale

Unit 9

**Tungsten Building, George Street,
Portslade, BN41 1RA**

Office

FOR SALE

1,640 sq ft

(152.36 sq m)

- Long Leasehold For Sale
- Overlooking Shoreham Harbour
- Modern Office Unit
- Open plan floor plate with mezzanine
- Two car parking spaces

Unit 9, Tungsten Building, George Street, Portslade, BN41 1RA

Summary

Available Size	1,640 sq ft
Price	Offers in the region of £275,000
Rateable Value	£16,500
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

Description

An opportunity to purchase the long leasehold of a modern office unit located on the first floor of Tungsten Building. The accommodation comprises open plan floor plate with mezzanine, separate toilet facilities plus shower and partitioned meeting rooms. The premises also benefits from two allocated car parking spaces.

The premises is currently let to Blue Sky Fostering Limited for a term of six years beginning on 11th April 2019 and ending on, and including 10th April 2025. The passing rent is £19,000 per annum exclusive.

Accommodation

The accommodation comprises the following areas:

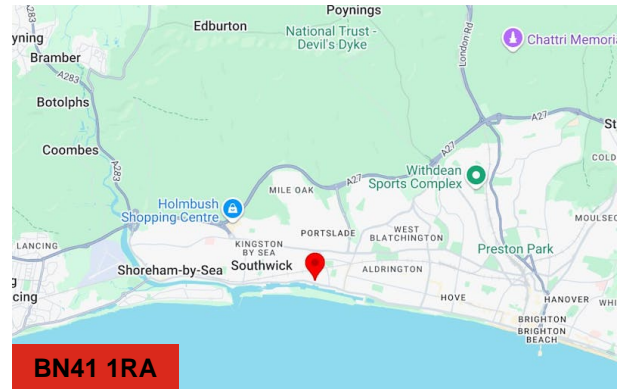
Name	sq ft	sq m
1st	1,270	117.99
Mezzanine	370	34.37
Total	1,640	152.36

Location

Situated on the main A259 Fishergate Terrace Coast Road and overlooking Shoreham Harbour. Brighton city centre is approximately 3 miles to the west.

Terms

A guide price of £275,000 is being requested for the long leasehold interest, dated 1st January 2005 for a term of 999 years. Each party is to be responsible for their own legal fees.



Viewing & Further Information



James Haywood

01273 321 123

jbh@gsp.uk.com



Erin Mann

01273 321 123

em@gsp.uk.com