



New Build Offices

1-6 Sheldale Road
Portslade, BN41 1LE

Office

TO LET

969.50 sq ft
(90.07 sq m)

- New build offices
- Configured over three floors
- Rear garden

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Summary

Available Size	969.50 sq ft
Rent	£36,000 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

An opportunity to occupy this new build office, which is part of a wider residential development, with main frontage to Shelldale Road and accessed via a self-contained entrance. Units 5 is configured over ground, first and second floors benefiting from rear kitchen, wc, shower/bath facilities and rear courtyard.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit 5 Ground Floor Office 1	146	13.56
Unit 5 Ground Floor Open Plan Kitchen	161	14.96
Unit 5 First Floor Office 1	118	10.96
Unit 5 First Floor Office 2	70.50	6.55
Unit 5 First Floor Office 3	134	12.45
Unit 5 Second Floor Office	340	31.59

Location

Situated just off of the A270 & A259 arterial road link and within a popular residential area and close to the junction of Trafalgar Road. Fishersgate and Portslade Station are within walking distance with frequent bus services to the city centre.

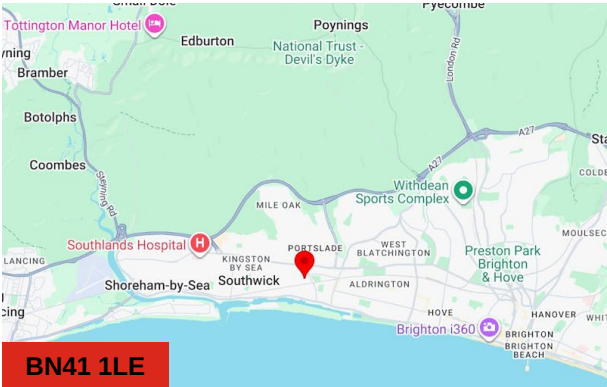
Terms

A new full repairing and insuring lease for a term to be agreed at a commencing rent of £36,000 pax and subject to rent reviews at appropriate intervals.

Each party to be responsible for their own legal fees.

Business Rates

To be assessed



Viewing & Further Information



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