

OFFICE / COMMERCIAL BUILDING

715 ft² / 66 m²

TO LET



27 BEACONSFIELD ROAD

PORTSLADE, BRIGHTON BN41 1XA



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated alongside the A720 Old Shoreham Road in the Southern Cross area of Portslade, overlooking Victoria Park and close to Trafalgar Road. Nearby occupiers include Tates Hyundai / Citroën, Master Tiles and Wooden Flooring Centre. Portslade and Fishersgate railway stations, local shopping areas, bus services, the A259 coast road and A27 are conveniently accessible.

Description

The property comprises a small self contained commercial building which may suit a variety of office, store or other commercial uses (subject to any necessary consents). The ground floor is presently partitioned as a carpeted front office / reception and a rear store / office area. The first floor comprises an open plan area. There is no onsite parking and the external area behind the property is not included. The accommodation is arranged as follows:

Ground Floor	Partitioned as two areas, WC, store cupboard, kitchenette	477 ft ²	44 m ²
First Floor	Open plan area	238 ft ²	22 m ²
TOTAL FLOOR AREA		715 ft²	66 m²

Terms

The property is **TO LET** for a term to be agreed at a commencing rental of **£9,000 per annum + VAT**, exclusive, subject to rent reviews at appropriate intervals. The rental is exclusive of VAT, business rates, building insurance premium, utility costs and any other outgoings.

Rateable Value £6,600

EPC Rating applied for

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**



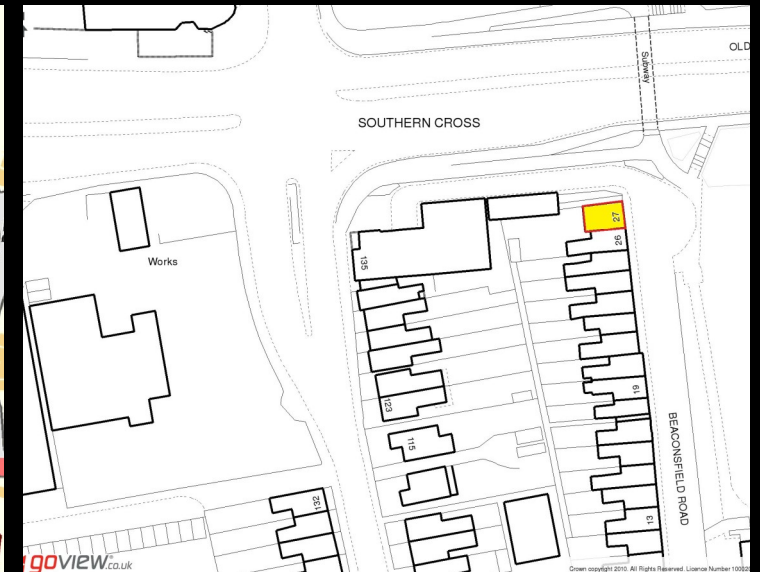
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