



Industrial Unit / Motor Engineering Workshop

77a North Street
Portslade, BN41 1DH

Industrial/Logistics

TO LET

4,544 sq ft
(422.15 sq m)

- Large industrial building previously used as a vehicle repair workshop
- Would suit a variety of industrial or warehouse users (subject to any necessary consents)
- Situated just off the A259 coast road

Summary

Available Size	4,544 sq ft
Rent	£40,000 per annum
Rateable Value	£38,000
VAT	The property is not elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The premises comprise a large industrial building that would suit a variety of industrial or warehouse uses (subject to any necessary consents) and was previously utilised as a vehicle repair workshop. Features include concrete flooring, separate office, w/c facilities and small side yard and store.

Accommodation

The accommodation comprises the following areas:

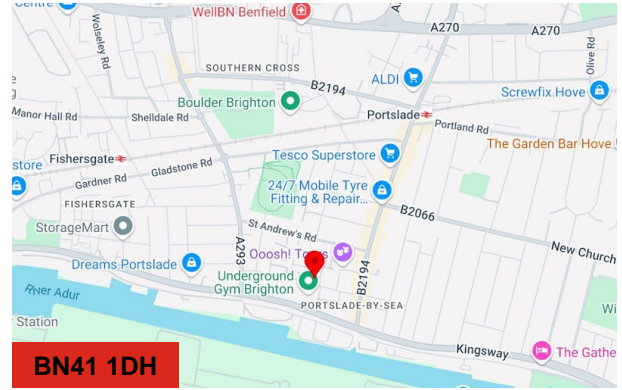
Description	sq ft	sq m
Ground Floor - Warehouse	4,544	422.15
Total	4,544	422.15

Location

Situated just off the A259 coast road in an established commercial location on the west side of Brighton & Hove. Nearby occupiers include Underground Gym, Small Batch Coffee and numerous local traders situated close by on the shopping thoroughfare of Boundary Road. Portslade railway station and various bus services are conveniently accessible.

Terms

The premises are to let for a term to be agreed at a guide rental of £40,000 per annum exclusive, subject to necessary rent reviews. The property is not elected for VAT.



Viewing & Further Information



James Haywood

01273 321 123

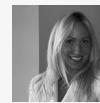
jbh@gsp.uk.com



Erin Kirsop

01273 321 123

ek@gsp.uk.com



Chelsea Adams

01273 267 226

CA@gsp.uk.com