

MODERN OFFICE SUITE with PARKING

930 ft² / 86 m²

TO LET

**up to 6 MONTHS
RENT FREE AVAILABLE**



SECOND FLOOR FRONT SUITE

19 NORTH STREET, PORTSLADE BN41 1DH



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated in an established business and commercial location on the west side of Brighton / Hove, just off the A259 Coast Road, and close to the Boundary Road / Station Road retail thoroughfare. Small Batch Coffee and Underground Gym are nearby. Portslade railway station, bus services (including 700 Coastliner), the A270 Old Shoreham Road and A27 are conveniently accessible.

Description

The premises comprise a modern second floor office suite. Features include double glazed windows, central heating, carpeting and suspended ceiling with recessed lighting. There are two allocated forecourt car parking spaces.

Second Floor Front Suite	arranged as open plan office area, with two separate rooms, separated by glazed partitions use of male and female WCs, and kitchen area	930 ft²	86 m²
Exterior	two allocated forecourt parking spaces		

Terms

The premises are **TO LET** for a term to be agreed at a commencing rental of **£12,000 per annum**, inclusive of building service charge, and exclusive of business rates, building insurance premium and any other outgoings. There will be rent reviews at appropriate intervals. A rent free period of up to six months is available, subject to lease terms and approval of financial status.

Rateable Value £8,100

EPC Rating 51-75 **C** 68 | C

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

amenities and services not tested
measurements are approximate and gross internal



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