

FIRST FLOOR COMMERCIAL UNIT FOR SALE



UNIT 9 TUNGSTEN BUILDING, GEORGE STREET

PORTSLADE BN41 1RA



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

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

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.

1st Floor	1,270 ft ²	117.9 m ²
Mezzanine	370 ft ²	34.3 m ²
Total accommodation	1,640 ft ²	152.3 m ²

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.

Rateable Value £16,500

EPC Rating B 38

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

amenities and services not tested
measurements are approximate and net internal

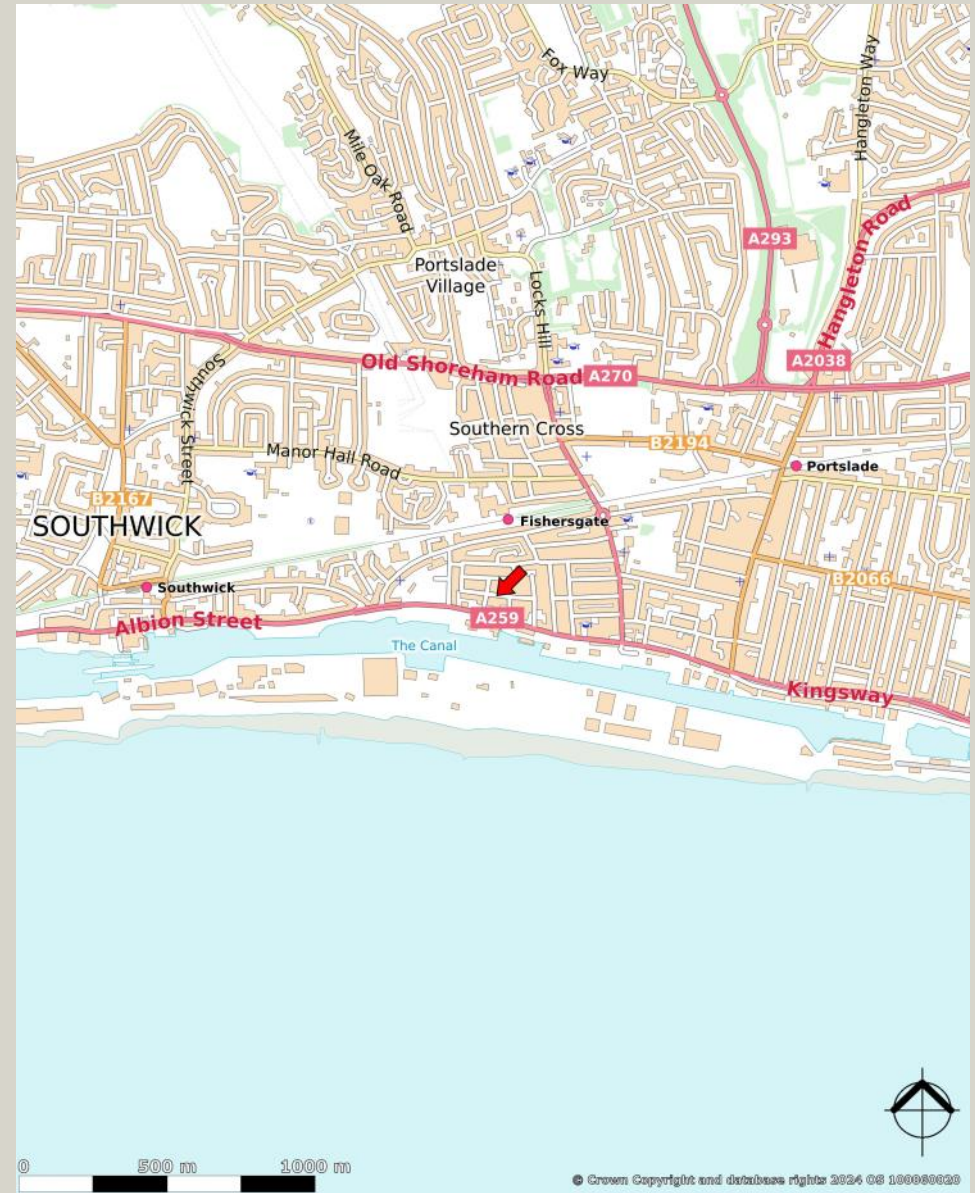
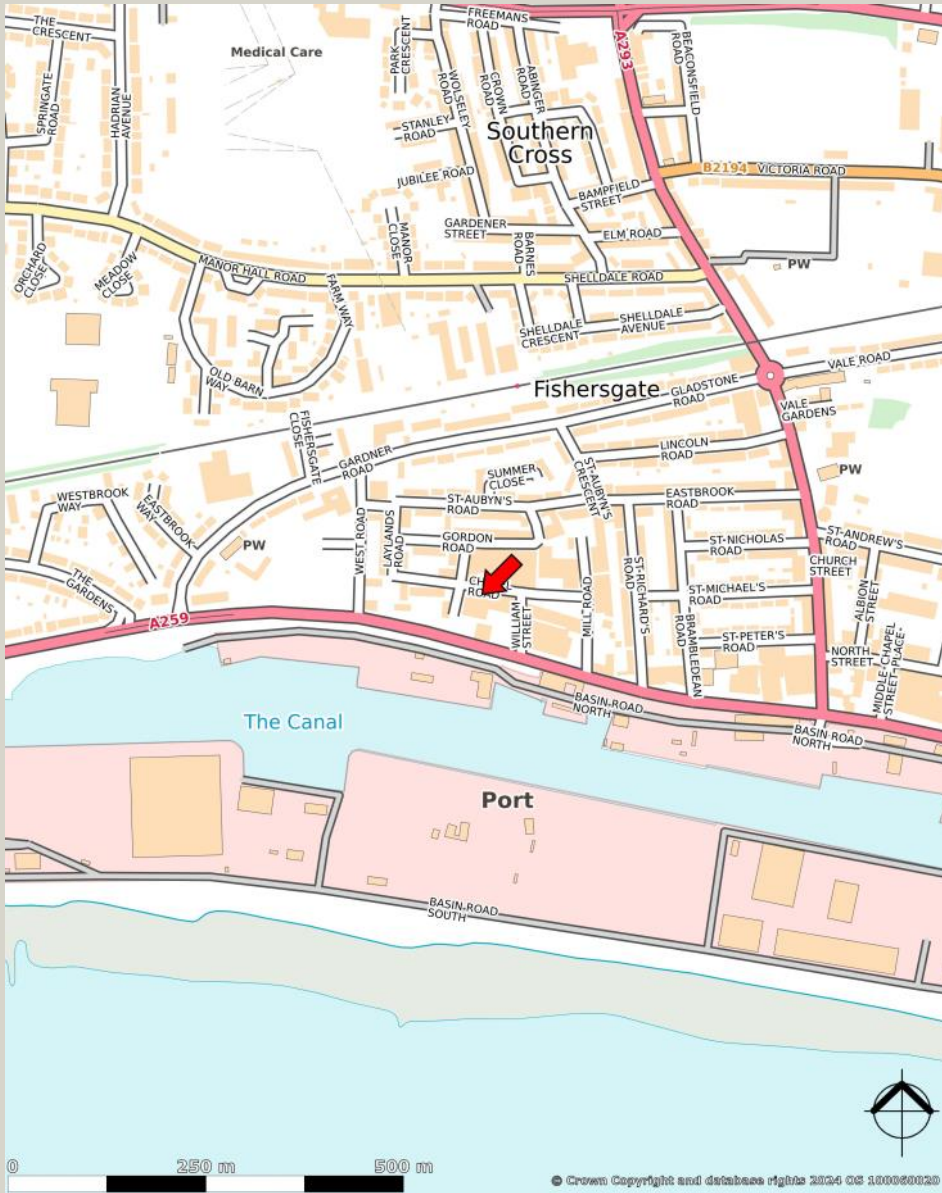


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