

# Avery House

69 North Street, Portslade BN41 1DH

[www.gsp.uk.com](http://www.gsp.uk.com)

01273 321 123



**GRAVES  
SON &  
PILCHER LLP**

## AVAILABLE EARLY JUNE 2016

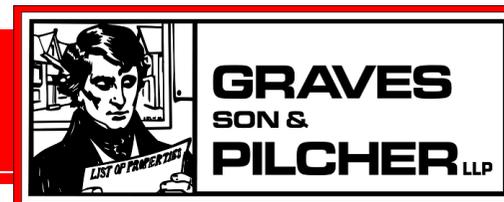


MODERN OFFICE BUILDING | 26 CAR SPACES  
4,100 sq ft - 9,231 sq ft | 380.89 sq m - 857.56 sq m

# TO LET

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## LOCATION

Situated in an established business and commercial location on the west side of the Brighton / Hove conurbation, just off the A259 Coast Road and close to the Boundary Road / Station Road retail thoroughfare. Portslade railway station and the A270 Old Shoreham Road and A27 Brighton bypass are conveniently accessible.

## DESCRIPTION

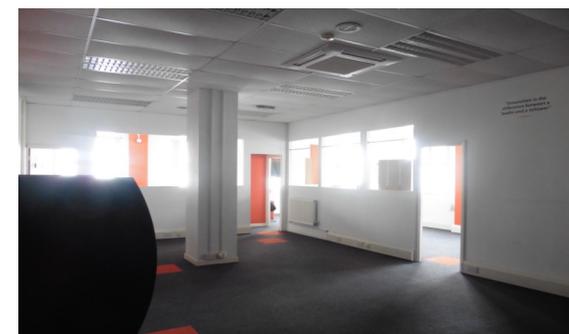
The premises comprise a detached office building arranged over 3 floors providing good quality accommodation on ground, first and mezzanine floors with basement parking. There are WC facilities on the ground and first floors. The floors have been partitioned to provide a range of offices, meeting rooms, etc. but could be restored to a more open plan format if required. Part of the ground floor is currently configured as R & D space.

## FEATURES INCLUDE

- Comfort cooling
- 26 car spaces
- Reception area
- Passenger lift
- Perimeter trunking
- CAT II lighting
- Goods access

## ACCOMODATION

<b>Ground Floor</b>	Reception, offices, R&D space	<b>4,201 ft<sup>2</sup></b> / 390.28 m <sup>2</sup>
<b>First Floor</b>	Reception, offices	<b>4,100 ft<sup>2</sup></b> / 380.89 m <sup>2</sup>
<b>Mezzanine</b>	Offices	<b>930 ft<sup>2</sup></b> / 86.39 m <sup>2</sup>
<b>Total Floor Area</b>		<b>9,231 ft<sup>2</sup></b> / 857.56 m <sup>2</sup>



The premises are **TO LET** on a new lease for a term to be agreed. Offers of rental are invited in the region of £95,000 per annum exclusive.

To register interest or to arrange a viewing please contact Simon Thetford on [st@gsp.uk.com](mailto:st@gsp.uk.com) or **01273 321 123**

Viewing by appointment with SOLE LETTING AGENTS **GRAVES SON & PILCHER LLP**

Rateable Value : £72,000

Services and amenities not tested

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

65

This is how energy efficient the building is.

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