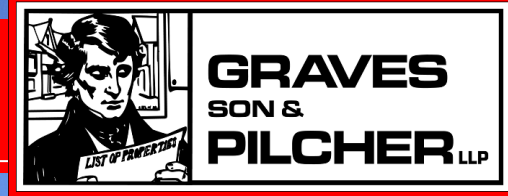


Avery House

69 North Street, Portslade BN41 1DH

www.gsp.uk.com
01273 321 123



AVAILABLE EARLY JUNE 2016

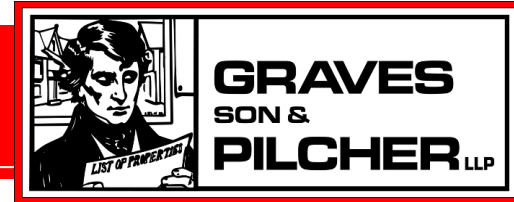


MODERN OFFICE BUILDING | 26 CAR SPACES
4,100 sq ft - 9,231 sq ft | 380.89 sq m - 857.56 sq m

TO LET

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

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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

| | | |
|-------------------------|-------------------------------|--|
| Ground Floor | Reception, offices, R&D space | 4,201 ft² / 390.28 m² |
| First Floor | Reception, offices | 4,100 ft² / 380.89 m² |
| Mezzanine | Offices | 930 ft² / 86.39 m² |
| Total Floor Area | | 9,231 ft² / 857.56 m² |

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 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 CO₂ emissions

65 This is how energy efficient the building is.

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