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19 North Street (Ground Flr), Portlade, BN41 1DH

GROUND FLOOR OFFICE SUITE WITH 4 ALLOCATED PARKING SPACES

# LOCATION



The building is situated on the corner of North Street and George Street in an established business/commercial location to the west of Brighton/Hove and just off the A259 Coast Road. The Boundary Road/Station Road retail thoroughfare is a short walk away.

Portslade railway station is within 1km and the A270 (Old Shoreham Road) is within 1.5km as are bus services (including the 700 Coastliner).

## Description:

A self-contained ground floor office suite in a four storey office building with excellent natural light and views (the sea to the south and the Downs to the north). Comprising mainly open plan office accommodation, Male and female WCs and kitchen. There are 4 onsite car parking spaces.

## Rent

The rent includes the building service charge but excludes building insurance premiums, business rates payable and utilities.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Key Features:

- New lease - flexible terms
- Excellent natural light
- Gas fired central heating
- 4 allocated parking spaces

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor1,489138.33Total1,489138.33

## Rent:

£24,000 per annum

## VAT:

VAT is To be confirmed

## Legal Fees:

Each party to bear their own costs

## Services:

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GET IN TOUCH  
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