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PROPERTY PEOPLE

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19 North Street (2nd Floor), Portslade, East Sussex BN41 1DH

TO LET: SECOND FLOOR OFFICE SUITE (RENTAL INCENTIVE PERIOD AVAILABLE) - 829 SQ FT (76.99 SQ M)

# 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 second floor office suite situated to the rear of this four storey purpose built office building. The accommodation is currently split into two main office areas but this could be made open plan. There are communal male and female WCs and a kitchen. There are 3 on-site allocated parking spaces.

## Key Features

- New Lease – flexible or long term
- Newly refurbished
- Rental incentives available
- Heating and Cooling Air conditioning
- Gas fired central heating
- LED lighting
- 3 allocated on-site parking spaces

## Accommodation

The net internal floor area is approximately 829 sq ft (76.99 sq m)

## Lease

Available on a new internal repairing and insuring lease on terms to be agreed.

## Rent

£13,000 per annum exclusive. 12 month rental incentive period

available.

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.

## EPC

Rating D - 82

## Business Rates

Rateable Value: £8,800

Rates Payable: £4,391.20 (2025/26)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Brighton & Hove City Council on Tel: 01273 29000 or [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk) to verify this information.

## VAT

TBC

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.













GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



Alex Roberts

01293 401040  
07795 212798  
[roberts@graves-jenkins.com](mailto:roberts@graves-jenkins.com)



Stephen Oliver

01293 401040  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD