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PROPERTY PEOPLE

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Unit 3, 57 North Street, Portslade, East Sussex BN41 1DH  
TO LET: INDUSTRIAL/WORKSHOP UNIT - 6,460 SQ FT (600.1 SQ M)

# LOCATION



The premises are situated on the southern side of North Street (opposite West 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).

For the exact location see what3words: [/// smiles.error.jelly](#)

## Description

Clear span industrial/workshop/storage unit with ancillary welfare accommodation.

## Key Features

- B2 Use (General Industrial)
- New lease available on terms to be agreed
- Considered suitable for a variety of uses (STP, if necessary)

## Accommodation

The approximate gross internal floor area is 6,460 sq ft (600.1 sq m).

N.B. In addition, mezzanine offices extending to approximately 1,360 sq ft (126.4 sq m) and storage extending to approximately 240 sq ft (22.3 sq m) could be available at additional rent, if required.

## Amenities

- Forecourt parking
- Loading door
- 3 phase supply
- Heating (part)

## Lease

Available on a new effectively full repairing and insuring lease, on terms to be agreed.

## Rent

£55,000 per annum exclusive

## 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

To be provided.

## Business Rates

Rateable Value: £51,000

Rates Payable: £28,305 (2025/26)

Interest parties are advised to contact Brighton & Hove City Council on Tel: 01273 290000 or [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

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



## AML

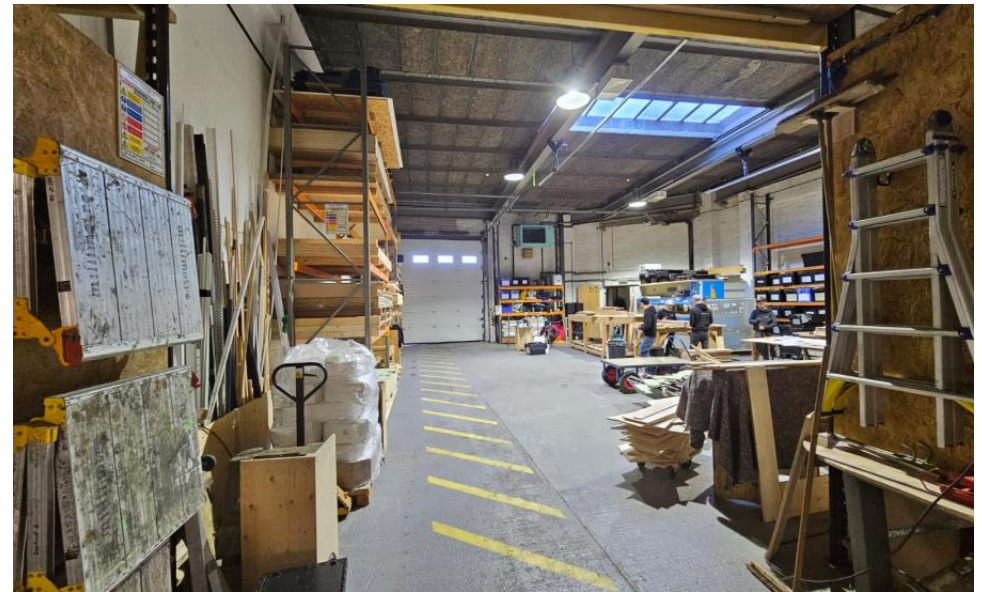
The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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



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