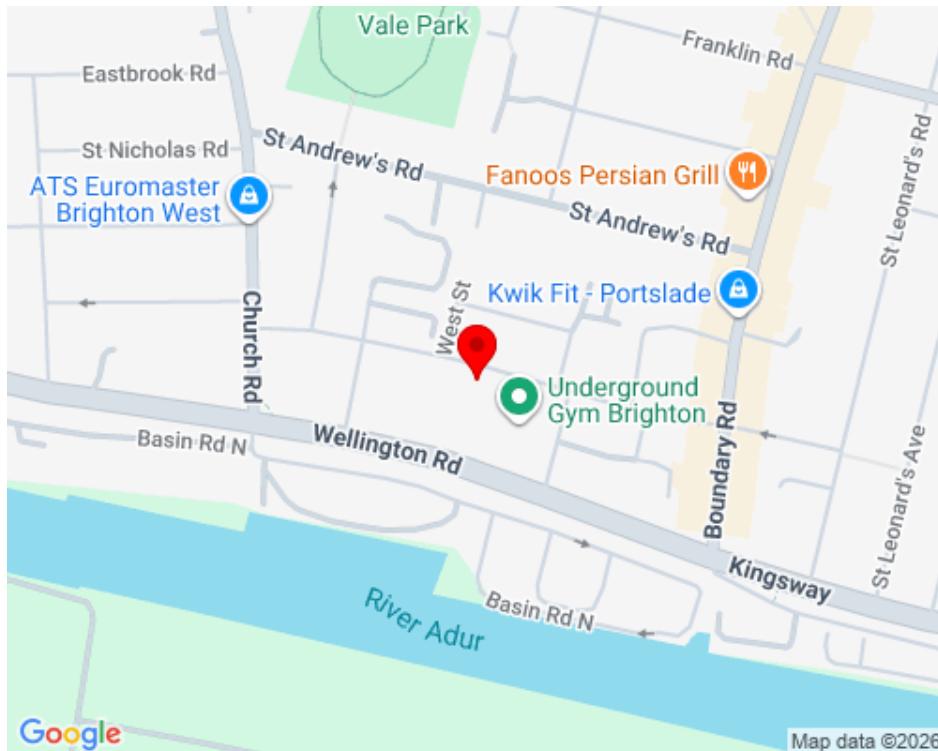




Unit 3, 57 North Street, Portslade, BN41 1DH  
INDUSTRIAL/WORKSHOP UNIT

# LOCATION



Description:	Each party to bear their own costs
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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)
- Forecourt parking
- Loading door
- 3 phase supply
- Heating (part)

### Rent:

£55,000 per annum

### Business Rates:

Rateable Value: £51000

Rates Payable: £3.94 per sqft

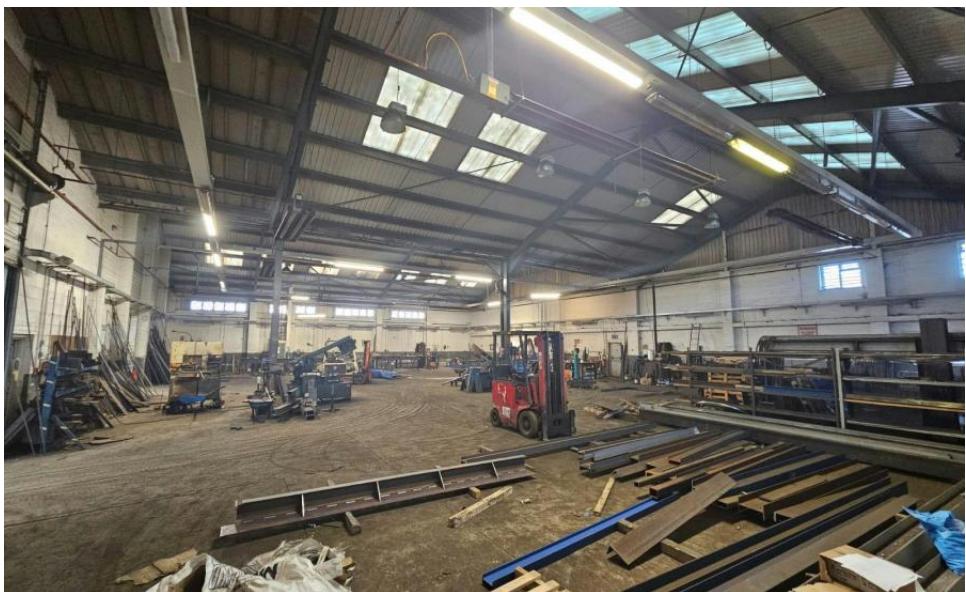
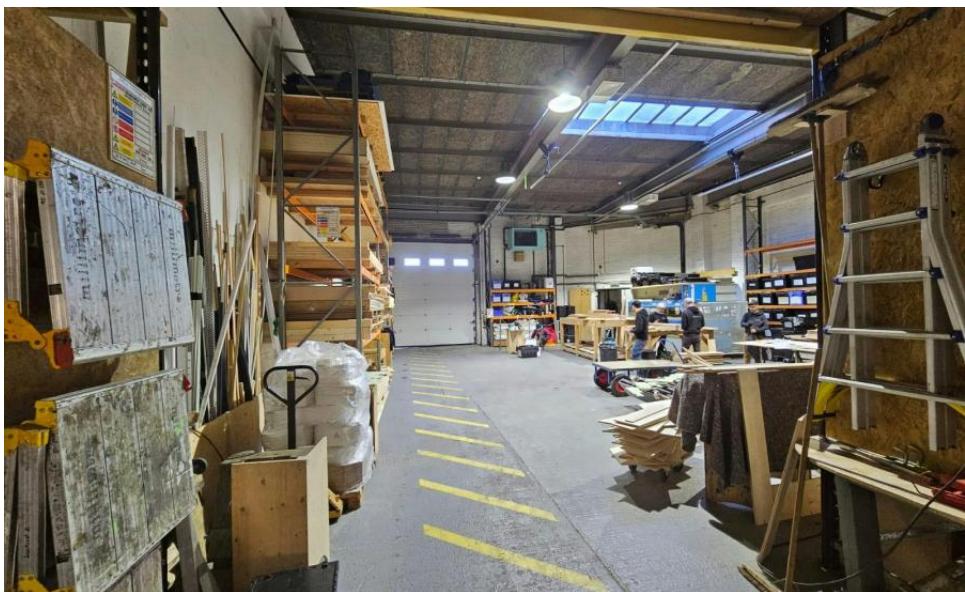
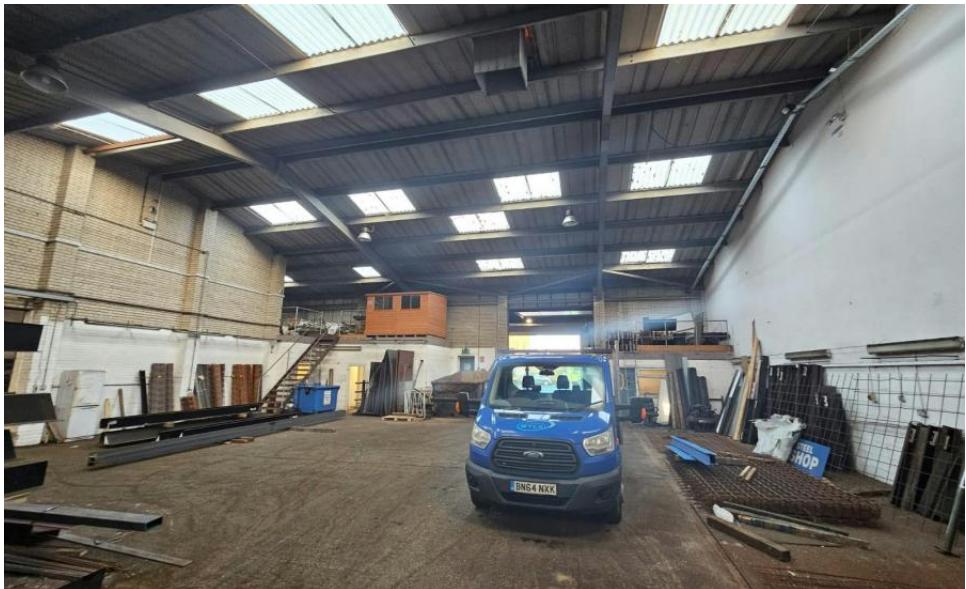
Interest parties are advised to contact Brighton & Hove City Council on Tel: 01273 290000 or [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk) to verify this information

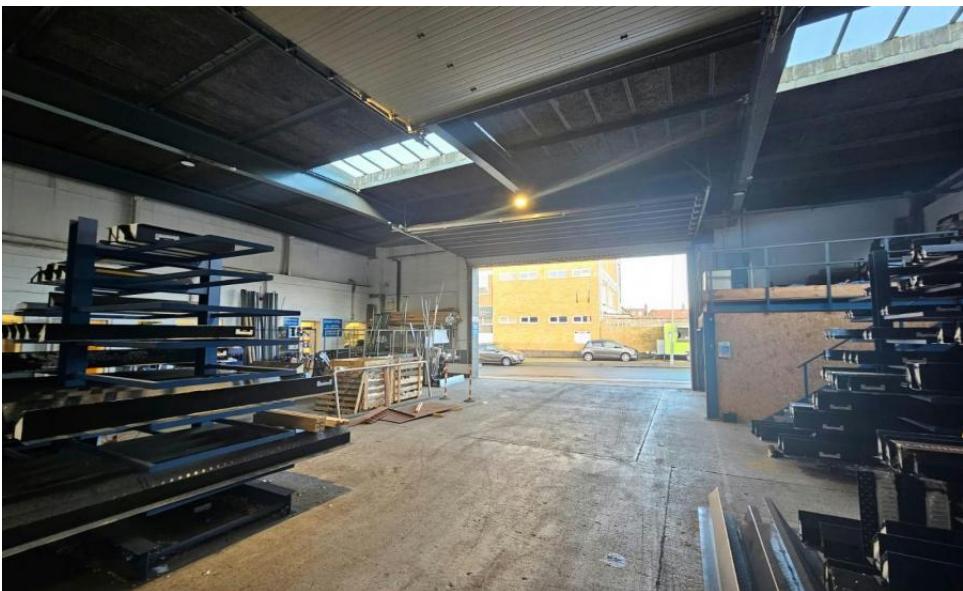
### VAT:

VAT is Applicable

### Legal Fees:









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Stephen Oliver

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



David Bessant

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



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