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PROPERTY PEOPLE

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

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.

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:

- 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 net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor
Industrial	6,460	600.15	Total 6,460
	600.15		

Rent:

£55,000 per annum

VAT:

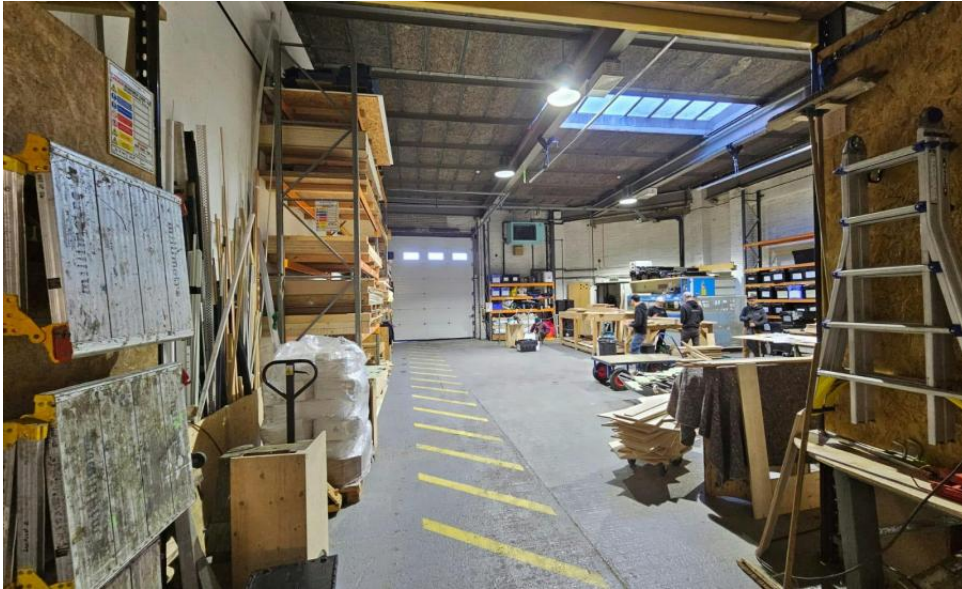
VAT is Applicable

Legal Fees:

Each party to bear their own costs

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.







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