GRAVES SON & PILCHER

To Let

First Floor Light Industrial / Business Unit

Unit 7, Wellington House
Camden Street, Portslade, BN41 1DU

Industrial / Warehouse

TO LET

1,427 sq ft

(132.57 sq m)

- Prominent building on the A259 Coast Road
- Internal height of 14 ft / 4.25 m
- Parking Space
- Shared use of ground floor loading bay with conveyor lift

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Summary

Available Size	1,427 sq ft
Rent	£14,500 per annum
Rateable Value	£9,400
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

Wellington House comprises eight units arranged over two floors. Unit 7 is located on the first floor and may suit a variety of Class E, light industrial, studio or storage uses (subject to obtaining any necessary consents).

The accommodation features an open-plan area with an internal height of approximately 4.25 m, along with several partitioned rooms currently utilised as offices, offering flexibility for occupiers.

Additional benefits include one parking space, shared access to a ground floor loading bay and conveyor lift to the first floor.

The unit also benefits from shared use of male and female WC facilities located within the common areas.

Accommodation

The accommodation comprises the following areas:

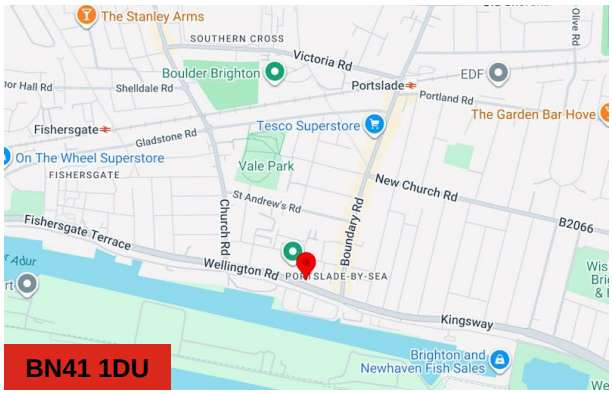
Description	sq ft	sq m
First Floor Workshop/Storage Unit	1,427	132.57
Total	**1,427**	**132.57**

Location

Forming part of a prominent building on the A259 Coast Road at Portslade, within the North Street industrial and commercial area. The Station Road / Boundary Road shopping thoroughfare is nearby, which in turn links with Portslade railway station. The A270 and A27 are conveniently accessible.

Terms

The premises are To Let for a term to be agreed at a commencing rental of £14,500 pax with rent reviews at appropriate intervals.



Viewing & Further Information

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