GRAVES SON & PILCHER

To Let



Modern Office Suite

Unit 8, Wellington House

Camden Street, Portslade, BN41 1DU

Office

TO LET

1,575 sq ft

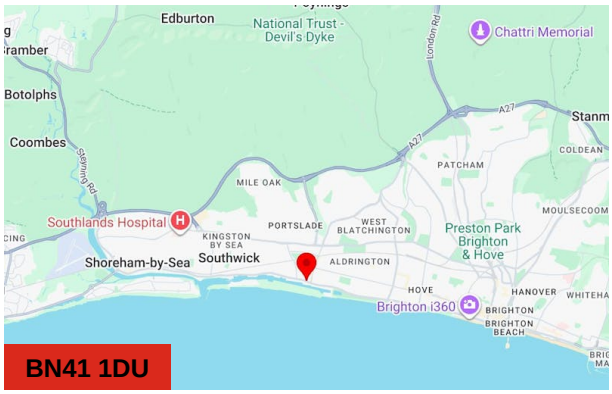
(146.32 sq m)

- Prominent building on the A259 Coast Road
- Self-contained entrance
- Open plan office

Unit 8, Wellington House, Camden Street, Portslade, BN41 1DU

Summary

Available Size	1,575 sq ft
Rent	£19,000 per annum
Rateable Value	£16,250
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)







Description

Wellington House comprises of eight units over two floors. Unit 8 is situated at the front of the building on the first floor, and has a self-contained entrance.

The office suite is arranged predominantly as open plan accommodation, with a small storage room and meeting room.

The unit benefits from central heating, LED lighting, suspended ceiling and double glazed windows. It also features its own WC facilities and a kitchenette facilities.

Externally, the property includes one allocated parking space.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First Floor Office	1,575	146.32
Total	**1,575**	**146.32**

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 £19,000 pax with rent reviews at appropriate intervals.

Viewing & Further Information



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