GRAVES SON & PILCHER

To Let



Lock-up storage unit with separate secure yard compound

Unit 5 & 6

Smokey Industrial Estate, Church Road, Portslade, BN41 2RD

Industrial / Warehouse

TO LET

1,934 sq ft

(179.67 sq m)

- Lock-up storage accessed from Lincoln Road
- Large secure yard accessed from Gladstone Road
- Would suit a variety of uses, subject to necessary consents
- Internal height of 14ft / 4.26m to 19.3ft / 5.86m
- Situated between A270 Old Shoreham Road and A259 Coast Road

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Summary

Available Size	1,934 sq ft
Rent	£20,000 per annum
Rateable Value	£6,700
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The premises comprises a lock-up storage unit with an internal height of 14ft / 4.26m increasing to 19.3ft / 5.86m with a small forecourt with double gates directly onto Lincoln Road, and separate substantial secure yard compound accessed from Gladstone Road. The units would suit a range of occupiers in the construction, trade, logistics, storage and contracting businesses who require secure storage together with external yard space. The secure yard benefits from electricity and drainage but no water. The storage unit benefits from electricity and water, but no drainage or toilets.

Accommodation

The accommodation comprises the following areas:

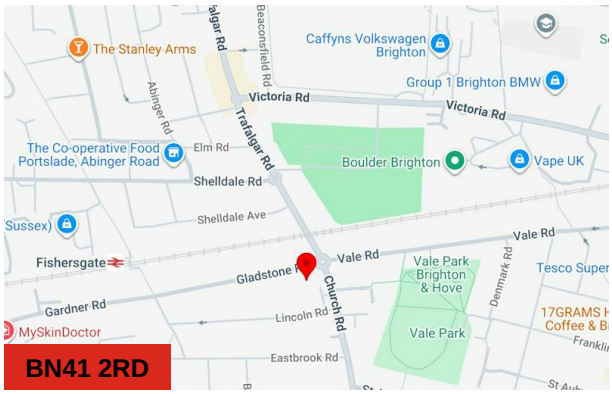
Description	sq ft	sq m
Unit 5 - Lock-up Storage accessed from Lincoln Road	1,934	179.67
Unit 6 - Secure Yard accessed from Gladstone Road	3,295	306.12
Total	**5,229**	**485.79**

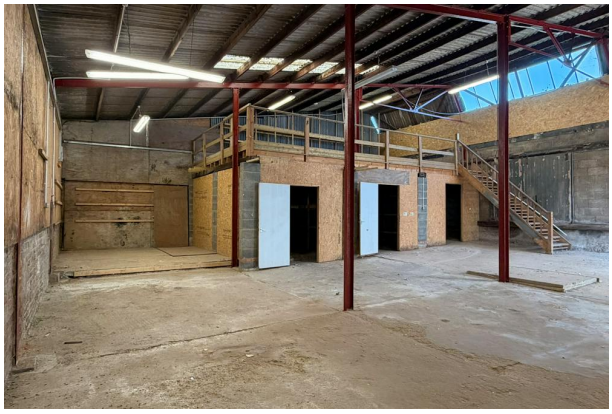
Location

The property is positioned between the A270 Old Shoreham Road and the A259 Coast Road. The location provides excellent access to Brighton, Hove, Shoreham and the wider A27 trunk road network.

Terms

A new full repairing & insuring lease for a term to be agreed at a commencing level of £20,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees.







Viewing & Further Information



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Generated on 19/11/2026