

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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TO LET

OFFICE / LIGHT INDUSTRIAL UNIT – 1,795 SQ FT (166.76 SQ M)

Unit 6, Tungsten Building, George Street, Portslade, Brighton, West Sussex, BN41 1RA

LOCATION

The Tungsten Building is set back from the main coast road, the A259 (Fishersgate Terrace) and is located on the corner of George Street and Capel Road. Fishersgate station is situated approximately 0.5 miles south of the property. From Fishersgate there are direct services to Portslade (2 minutes), Hove (5 minutes) and Brighton (10 minutes).

DESCRIPTION

The available unit is located on the ground floor of The Tungsten Building which was converted into 12 units in 2006. Unit 6 is a self contained unit with access directly onto the car park where the unit benefits from 2 dedicated car parking spaces.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Unit 6	1,795	166.76

EPC

Unit 6 has an EPC of C.

AMENITIES

- Self-contained commercial unit
- Allocated parking for 2 vehicles
- Three phase electricity
- Open plan accommodation
- Suitable for office, light industrial, research & development
- Bike storage on site
- Suspended ceiling
- LED lighting in part
- WC

VAT

VAT will be chargeable on the terms quoted.

BUSINESS RATES

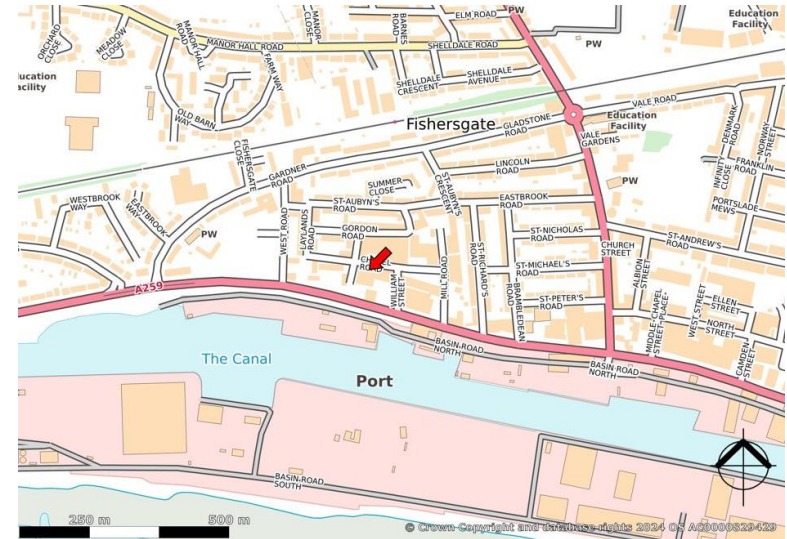
To be reassessed.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

RENT

£26,000 PAX



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