



## REFURBISHED OFFICES TO LET

- Available For Immediate Occupation
- Parking Available By Negotiation
- 24 Hour Access
- Fitted Kitchen
- Currently Undergoing Refurbishment

Interested in this property? Please contact us on 01903 792785

# FIRST FLOOR OFFICES, FISHERSGATE FORGE, MILL ROAD, PORTSLADE, BRIGHTON, WEST SUSSEX, BN41 1PD

## Location

The property is situated just over a mile from Portslade town centre with its range of shopping facilities, cafes and restaurants. Fishersgate train station is situated approximately 0.3 miles away and provides short commuting routes to Worthing and Brighton. Local bus services also pass close by providing access to surrounding areas and offering easy access to the A259 coastal road.

## Description

Located in Mill Road, Portslade the premises comprises first floor office space, which is currently undergoing refurbishment to include new carpeting and decoration throughout. Other features include communal entrance, modern fitted kitchen, two WC's and ample power points. Parking may also be available by negotiation.

Should potential tenants need to reconfigure the existing layout, some of the internal stud walls could be removed (subject to consent).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>871</b>	<b>80.92</b>

## Tenure

The property is To Let on a new lease for a term to be agreed.

## Rent

Rental offers are invited in the region of £15,000 per annum, inclusive of business rates. Exclusive of utilities.

## Business Rates

Business rates included within rent.

## EPC

The property has an EPC rating of D - 85.

## VAT

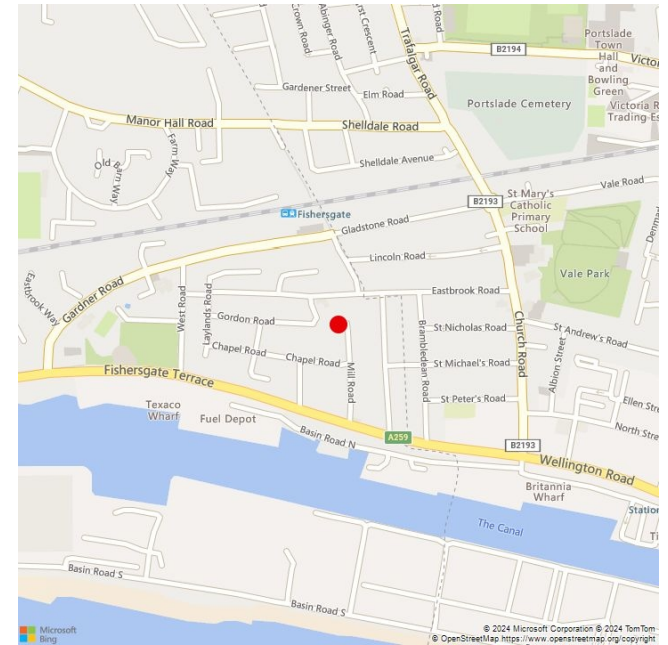
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

## Legal Fees

Each party is responsible for their own legal fees in this transaction.



## Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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