



## FLEXIBLE OFFICE SPACE TO LET

- Fully Managed
- All Utilities Included
- 100% Rate Relief (STS)
- High Speed Internet

Interested in this property? Please contact us on 01903 792785

# OFFICE 6 ROTHBURY HOUSE, 24 FRANKLIN ROAD, PORTSLADE, BRIGHTON, EAST SUSSEX, BN41 1AF

## Location

Positioned off popular Boundary Road which hosts a variety of shops, restaurants, bus services with Portslade train station approximately 0.3 miles away.

## Description

A recently renovated commercial premises providing a variety of office suites. Office spaces can be apportioned accordingly to suit a prospective tenant (flexible terms and prices available based on sq ft requirements). Other features include LED lighting, air conditioning, individual alarm systems, internet, a newly fitted shared kitchen, shower room and contemporary waiting area. Conveniently located a short walk from Portslade Station. Parking is also potentially available (case by case basis).

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
<b>Total floor area:</b>	<b>150</b>	<b>13.93</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 £8,400 per annum, inclusive.

## Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £2000. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £998. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

## EPC

The property has an EPC rating of D - 84.

## VAT

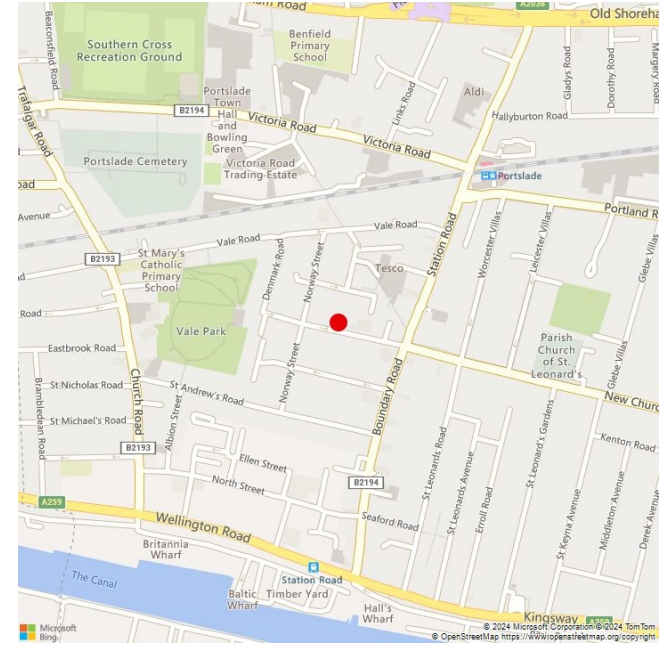
We are informed that VAT is applicable on the terms quoted.

## 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.



**Nichola Charles**  
01903 792785  
nicholacharles@jacobs-steel.co.uk



**Leigh Doherty**  
01903 792785  
leighdoherty@jacobs-steel.co.uk

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