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### Summary

Robert Luff & Co are delighted to bring to the market this ideally located stand alone commercial unit which has been constructed of wood and which has been insulated and clad under a fibre glass pitched roof. The premises provides open plan, quirky and versatile commercial accommodation. Whilst the buildings planning consent is for office use other commercial uses could be considered (subject to gaining the necessary planning consents). The property benefits from part carpet / part LVT flooring, spot lighting, ample electrical points, air conditioning (not tested) and double glazing.

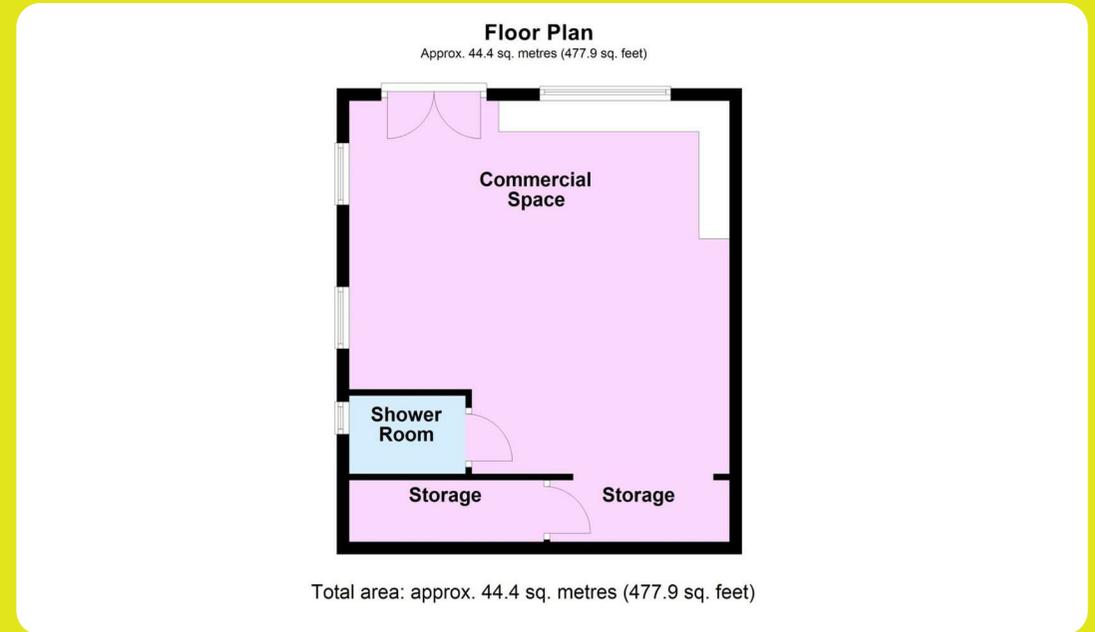
Externally there is a small yard to the front with direct access onto Upper Brighton Road (A27). This is seen as a rare opportunity to acquire a commercial property with prominent roadside presence and viewing is therefore highly recommended.

### Key Features

- Ideally Positioned Close To A27
- Would Suit a Variety of Commercial Uses STNPC
- Decorated & Built To A High Standard
- Ready For Occupation Immediately
- Outside Space Ideal As A Yard

## Description

## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.