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PROPERTY PEOPLE

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19 North Street, Portslade, East Sussex BN41 1DH

TO LET: THIRD FLOOR OFFICE SUITE (RENT FREE INCENTIVES AVAILABLE) - 1,481 SQ FT (137.6 SQ M)

# LOCATION



The building is situated on the corner of North Street and George Street in an established business/commercial location to the west of Brighton/Hove and just off the A259 Coast Road.

The Boundary Road/Station Road retail thoroughfare is a short walk away.

Portslade railway station is within 1km and the A270 (Old Shoreham Road) is within 1.5km as are bus services (including the 700 Coastliner).

## Description

A self-contained third floor office suite in a four storey office building with excellent natural light and views (the sea to the south and the Downs to the north). Comprising mainly open plan office accommodation. Male and female WCs, kitchen and access to balcony. There are 4 on-site car parking spaces.

## Key Features

- New lease - flexible terms
- Newly refurbished
- Excellent natural light & views
- Gas fired central heating
- 4 on-site parking spaces
- EV charging space

## Accommodation

The net internal floor area is approximately 1,481 sq ft (137.6 sq m).

## Lease

Available on a new internal repairing and insuring lease on terms to be agreed.

## Rent

£23,000 per annum exclusive. Rent free incentives available.

The rent includes the building service charge but excludes building insurance premiums, business rates payable and utilities.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 74

## Business Rates

Rateable Value: £11,750

Rates Payable: £5,863.25 (2024/25)

Qualifying businesses may benefit from small business rate relief reducing the total bill payable. For further information we recommend interested parties contact Brighton & Hove City Council on Tel: 01273 29000 or [www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk) to verify this information.

## VAT

TBC



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
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