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Crown House, Crown Road, Portslade,  
BN41 1SH

TO LET: RARE MULTI-USE BUILDING WITH PARKING

# LOCATION



Perfectly situated in the heart of Portslade, Crown House stands proudly on Crown Road, close to Abinger Road. The bustling Trafalgar Road (A293), a mere 100 meters away, offers seamless access to the A259 Coast Road and the A270, connecting Brighton and Worthing.

Nestled amidst a dynamic blend of residential and commercial establishments, Crown House commands a prime location within a bustling, densely populated area. Public transportation is readily accessible, with Fishersgate Station a mere 250 meters away, catering to the needs of commuters and residents alike.

## Description

Crown House boasts two distinct entrances, with one opening into a spacious retail area and the other leading to a welcoming lobby providing access to the first-floor offices and a rear warehouse/light industrial facility.

Ready for immediate occupation.

## Key Features

- New Lease Available
- Multi-Use Building (Office/Retail/Warehouse)
- Multiple Reserved Parking Spaces
- Ready For Immediate Occupation

## Accommodation

A mixed-use building arranged over the Ground and First Floor as follows:

### Ground Floor

Rear Warehouse - 1,490 sq ft (138.4 m<sup>2</sup>)

- Internal Width (max): 40 ft (12.2 m)
- Internal Depth (max): 37.2 (11.3 m)
- Eaves Height: 9.2 m

Front Retail - 680 sq ft (63.2 m<sup>2</sup>)

**Total Ground Floor Accommodation: 2,170 sq ft (201.6 m<sup>2</sup>)**

### First Floor

Office - 425 sq ft (39.5 m<sup>2</sup>)

Plus a kitchen/storage facility - 75 sq ft (7 m<sup>2</sup>)

**Total First Floor Accommodation: 500 sq ft (46.5 m<sup>2</sup>)**

Both floors are fully equipped with kitchen and WC facilities and the added advantage of approximately three designated parking spaces directly outside, providing convenient access for occupants and clientele alike.

## Amenities

- Double-pitched roof design
- Roof strip lighting fixtures
- Ample natural light
- Multiple kitchen and WC facilities



- Central heating provided by a gas boiler
- Air-conditioning units
- 3-4 parking spots

## Lease

A new lease is available on flexible leasing terms.

Guide Rental Level: £33,500 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Internal Repairing & Insuring.

## Business Rates

Ground Floor Rear, Crown House, Crown Road, Portslade, BN41 1SH

- Billing Authority: Brighton & Hove
- Description: Offices, shop and premises
- Rateable Value: £17,500
- Valid from 1 April 2023 to present

First Floor Rear, Crown House, Crown Road, Portslade, BN41 1SH

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £5,800
- Valid from 1 April 2023 to present

Potential Benefit from Small Business Rates Relief (SBRR).

## VAT

The property may be registered for VAT and therefore VAT may be payable on the proposed sale.

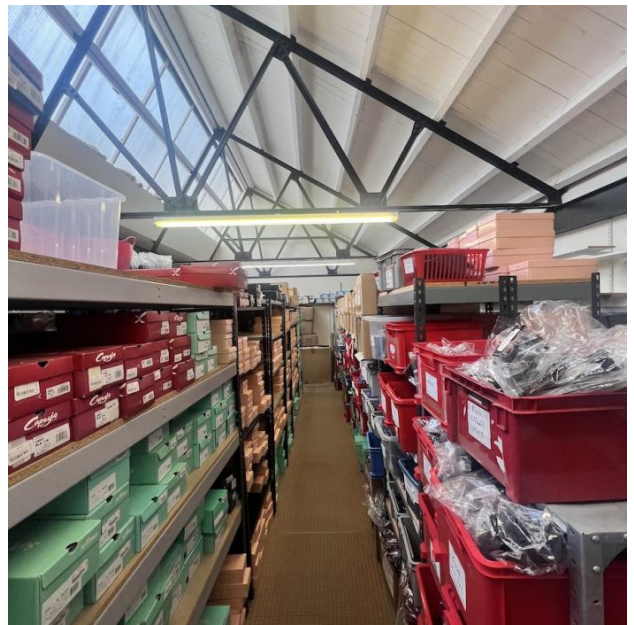
## Legal Fees

Each party is to pay for their own legal costs incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).









GET IN TOUCH  
gravesjenkins.com



Phil Graves

01273 701070  
07970 747197  
graves@gravesjenkins.com



Oli Graves

01273 701070  
07435 099764  
oli@gravesjenkins.com



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB