



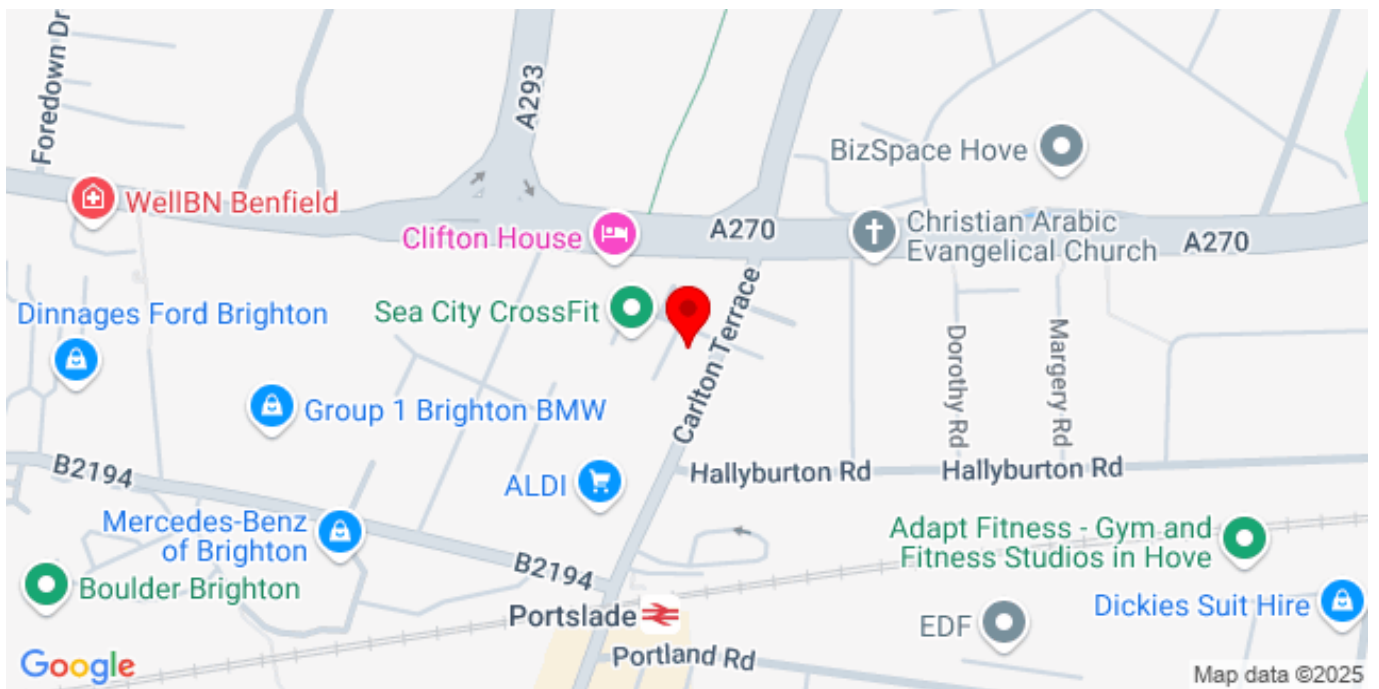
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22 Carlton Terrace, Portslade, BN41 1XF
TO LET: REFURBISHED OFFICE SPACE WITH GENEROUS PARKING NEAR
PORTSLADE STATION

LOCATION



22 Carlton Terrace is situated in a prominent position on Carlton Terrace, part of the Boundary Road/Station Road commercial thoroughfare in Portslade. The location benefits from excellent connectivity, with Portslade Station just a short walk away, providing direct rail services to Brighton (6 minutes), Gatwick Airport (35 minutes), and London Victoria (65 minutes). The area is also well served by road links, with the A270 and A27 easily accessible, ensuring convenient travel across Sussex and beyond.

The surrounding area offers a mix of retail, commercial, and essential services, creating a well-supported business environment. Nearby amenities include Aldi supermarket, Coastway Vets, and a range of independent shops, cafés, and eateries along Boundary Road. The location provides a balance of convenience and accessibility, with banking facilities, fitness centres, and other everyday services within easy reach.

Description

A refurbished office building over two floors, offering high-quality workspace with modern finishes throughout. The property benefits from excellent natural light, well-configured floor plates, and a high level of on-site parking for up to seven vehicles.

Now available for immediate occupation for a flexible term to be negotiated.

Key Features

- Newly refurbished office building
- On-site parking for up to seven vehicles
- Well-configured workspace with good natural light
- Close proximity to Portslade Station

Accommodation

Ground floor entrance leading to the main hallway, providing access to ground-floor offices, rear landing, and first-floor offices, arranged as follows:

Ground Floor: 612 sq ft (56.9 m2) - To include a kitchen and DDA-compliant male and female WCs at the rear, with a rear exit door leading to a service road.

- Front Office: 28' 1" into bay x 12' 11" - 362 sq ft.
- Side Office: 7' 9" x 14' 7" - 113 sq ft.
- Rear Office: 11' 6" x 11' 11" - 137 sq ft.

Rear Landing: 514 sq ft (47.8 m2)

- Rear Office: 11' 8" x 20' 6", plus 5' 2" x 4' 11" - 264 sq ft.
- Side Office: 11' 6" x 21' 10" - 250 sq ft.

First Floor: 378 sq ft (35.1 m2)

- Front Office: 17' 1" x 13' 6", plus bay 8 x 2' 5" - 248 sq ft.
- Side Office: 11' 1" x 11' 10" - 130 sq ft.

Total Office Accommodation Available: 1,504 sq ft (139.7 m2)

Amenities

- 200 metres from Portslade Mainline Station
- Newly refurbished office accommodation
- Ample on-site parking
- Double-glazed windows for insulation and efficiency
- New carpet tiles and lino flooring throughout
- Secure entry phone system
- Abundant natural light throughout
- Modern LED spotlighting and strip lighting



Lease

A new lease for a term to be negotiated.

Commencing Rent: £27,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing and Insuring.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Office and premises
- Rateable Value: £16,250
- Rates Payable: £-
- Valid from 1 April 2023 (current)

VAT

VAT will not be payable on the terms quoted.

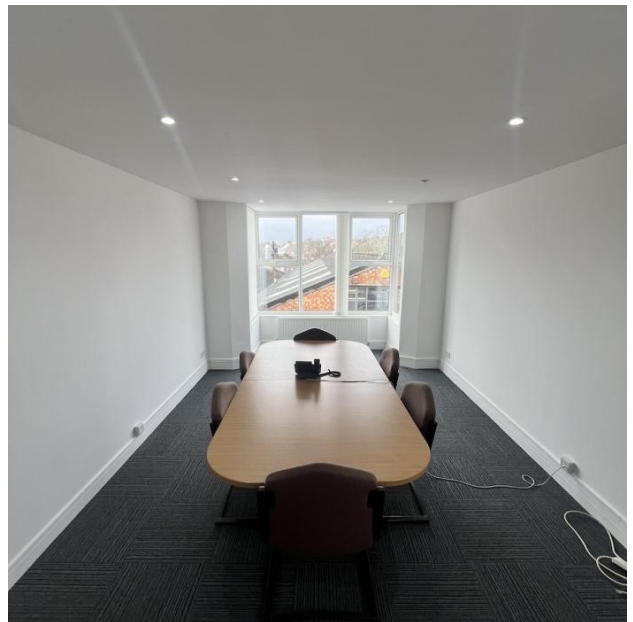
Legal Fees

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

Viewing Arrangements

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











GET IN TOUCH
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