



**GRAVES
SON &
PILCHER**

To Let



New Build Office Available Q4 2025

1-13 Shelldale Road
Portslade, BN41 1LE

Office

TO LET

1,830 sq ft
(170.01 sq m)

- New build office
- Configured over three floors
- Rear courtyard
- Landlord to carry out fit out works

1-13 Shelldale Road, Portslade, BN41 1LE

Summary

Available Size	1,830 sq ft
Rent	£40,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

An opportunity to occupy this new build office, which is part of a wider residential development, with main frontage to Shelldale Road and accessed via a self-contained entrance. Configured over ground, first and second floors with mostly open plan floor plates and benefiting from rear kitchen, wc facilities and rear courtyard. The landlord will carry out fit out works to the accommodation, ready for an expected handover in Q4 of 2025.

Accommodation

The accommodation comprises the following areas:

Building Type	sq ft	sq m
Office	1,830	170.01
Total	1,830	170.01

Location

Situated just off of the A270 & A259 arterial road link and within a popular residential area and close to the junction of Trafalgar Road. Fishersgate and Portslade Station are within walking distance with frequent bus services to the city centre.

Terms

A new full repairing and insuring lease for a terms to be agreed at a commencing rent of £40,000 per annum exclusive and subject to rent reviews at appropriate intervals. Each party is to be responsible for their own legal fees.

Business Rates

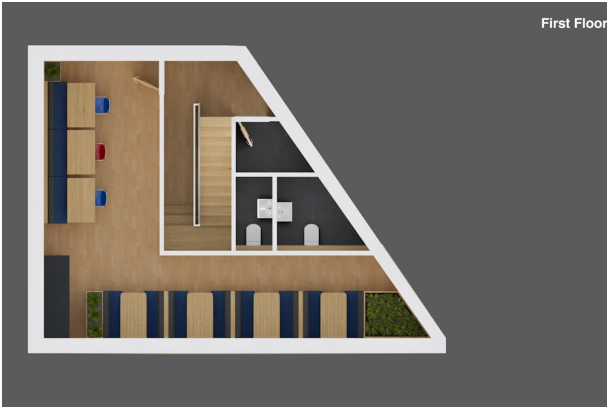
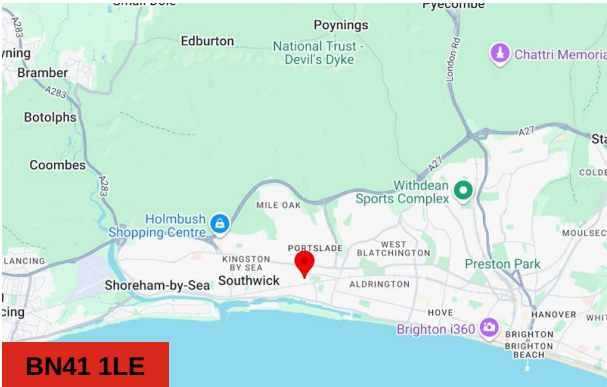
To be assessed

EPC

To be assessed

Photos

Please note, photos are for indicative purpose only.



Viewing & Further Information



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