



First Floor Commercial Unit - For Sale

Unit 9

**Tungsten Building, George Street,
Portslade, BN41 1RA**

Office

FOR SALE

1,640 sq ft

(152.36 sq m)

- Long Leasehold For Sale
- Overlooking Shoreham Harbour
- Modern Office Unit
- Open plan floor plate with mezzanine
- Two car parking spaces

Unit 9, Tungsten Building, George Street, Portslade, BN41 1RA

Summary

Available Size	1,640 sq ft
Price	Offers in the region of £260,000
Rateable Value	£19,750
Legal Fees	Each party to bear their own costs
EPC Rating	B (38)

Description

An opportunity to purchase the long leasehold interest of a modern first-floor office unit within the Tungsten Building.

The accommodation comprises a well-presented open-plan floor plate with a mezzanine-level boardroom, partitioned meeting rooms, and male and female WC facilities, plus a shower.

The premises also benefit from two allocated car parking spaces.

The property is currently let to Blue Sky Fostering Limited, producing a passing rent of £19,000 per annum exclusive. There is also potential for the property to be offered with vacant possession, subject to agreement.

Accommodation

The accommodation comprises the following areas:

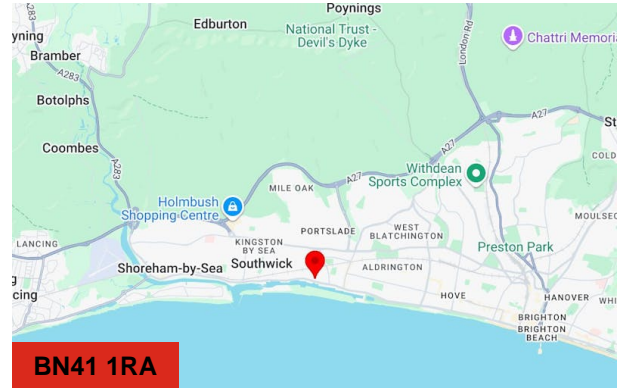
Name	sq ft	sq m
1st	1,270	117.99
Mezzanine	370	34.37
Total	1,640	152.36

Location

The unit is prominently located on the A259 Fishergate Terrace/Coast Road, overlooking Shoreham Harbour. Brighton city centre lies approximately 3 miles to the west, providing convenient access to local amenities and transport links.

Terms

A guide price of £260,000 is being sought for the long leasehold interest, dated 1 January 2005 for a term of 999 years. Each party is to bear their own legal costs in the transaction.



Viewing & Further Information



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