

TO LET

**TRADE COUNTER/INDUSTRIAL UNIT
GROUND FLOOR - 132.39 SQ M (1,425 SQ FT)
PLUS MEZZANINE - 52.95 SQ M (570 SQ FT)**

Unit 7 Mill Road Industrial Estate, Portslade, BN41 1PD



Summary

Available Size	1,995 sq ft
Rent	£21,500 per annum exclusive
Business Rates	Rateable Value of £13,250 with a UBR of 49.9 p in £. Small business rates relief may be available subject to status
EPC Rating	C (66)

Location

The unit is located on the western side of the city, within an established commercial district in the area of Portslade. Mill Road runs directly north from the A259 South Coast Road and is predominantly an industrial location surrounded by residential housing.

Description

Accommodation comprises a ground floor industrial unit forming part of a terrace and providing industrial/trade counter space with an office at ground floor, and a further office at mezzanine level. The unit benefits from the following amenities:

Specification

- Front elevation roller shutter door
- Personnel door
- Three phase electricity
- Gas warm air heater
- Mezzanine office
- 2 car parking spaces

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	1,425	132.39
Mezzanine Office	570	52.95
Total	1,995	185.34

Lease

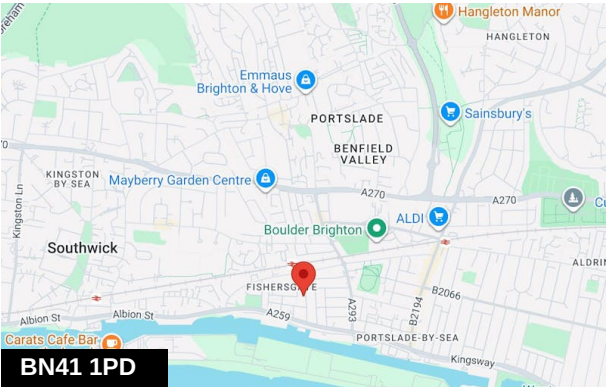
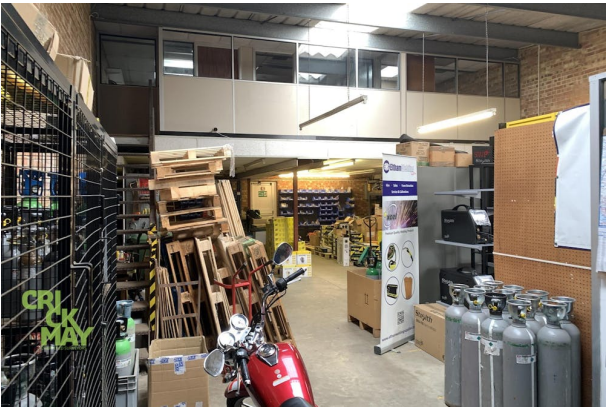
A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Hugh McShane
01273 427650 | 07785 503783
hm@crickmay.co.uk

More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors
49 Church Road, Hove, East Sussex, BN3 2BE
T: 01273 413420 | [crickmay.co.uk](https://www.crickmay.co.uk)

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