



## Unit 3, 57 North Street

Portslade, BN41 1DH

### Industrial/Workshop Unit

**6,460 sq ft**  
(600.15 sq m)

- B2 Use (General Industrial)
- New lease available on terms to be agreed
- Considered suitable for a variety of uses (STP, if necessary)
- Forecourt parking
- Loading door
- 3 phase supply
- Heating (part)

# Unit 3, 57 North Street, Portslade, BN41 1DH

## Summary

<b>Available Size</b>	6,460 sq ft
<b>Rent</b>	£55,000 per annum
<b>Rates Payable</b>	£3.94 per sq ft Interest parties are advised to contact Brighton & Hove City Council on Tel: 01273 290000 or <a href="http://www.brighton-hove.gov.uk">www.brighton-hove.gov.uk</a> to verify this information
<b>Rateable Value</b>	£51,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

Clear span industrial/workshop/storage unit with ancillary welfare accommodation.

## Location

The premises are situated on the southern side of North Street (opposite West Street) in an established business/commercial location to the West of Brighton/Hove and just off the A259 Coast Road. The Boundary Road/Station Road retail thoroughfare is a short walk away.

Portslade railway station is within 1km and the A270 (Old Shoreham Road) is within 1.5km as are bus services (including the 700 Coastliner).

For the exact location see [what3words: /// smiles.error.jelly](#)

## Accommodation

In addition, mezzanine offices extending to approximately 1,360 sq ft (126.4 sq m) and storage extending to approximately 240 sq ft (22.3 sq m) could be available at additional rent, if required. The approximate gross internal floor area is as follows:

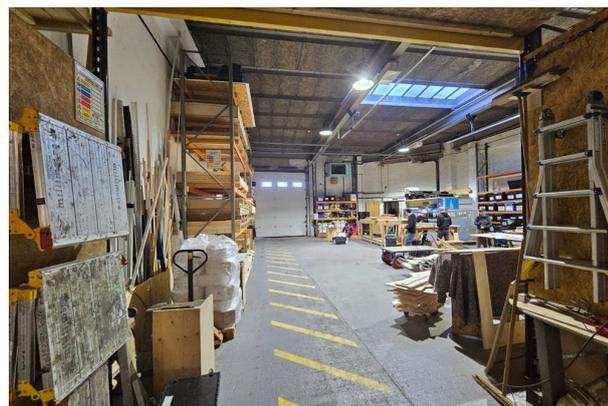
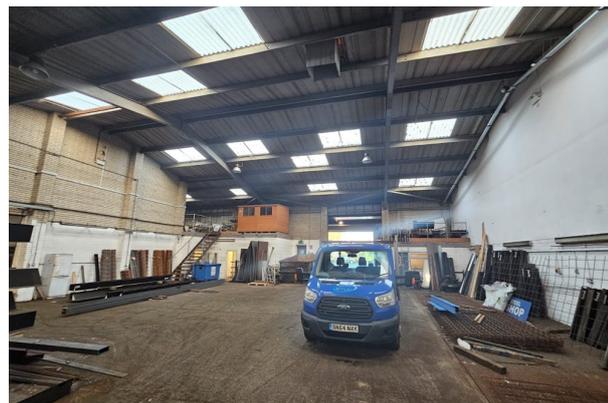
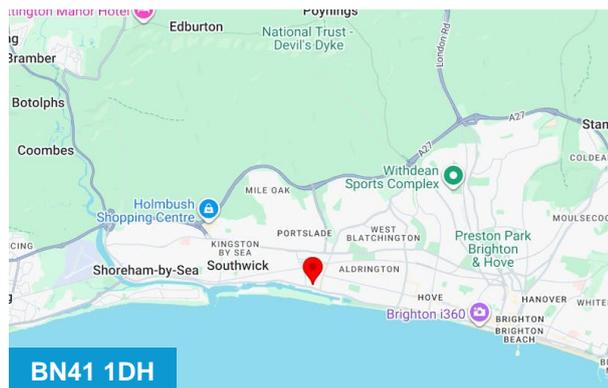
Floor/Unit	sq ft	sq m
Ground	6,460	600.15
<b>Total</b>	<b>6,460</b>	<b>600.15</b>

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



## Viewing & Further Information



### Stephen Oliver

01293 401040 | 07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



### David Bessant

01293 401040 | 07767 422530  
[bessant@gravesjenkins.com](mailto:bessant@gravesjenkins.com)





