



**Unit 6 Tungsten Building**  
George Street, Portslade, East Sussex BN41 1RA

**TO LET / FOR SALE**

## GROUND FLOOR COMMERCIAL UNIT

Size 167 sq m (1,795 sq ft)

### Key Features:

- Self contained commercial unit
- Allocated parking for 2 vehicles
- Open plan accommodation Suitable for variety of B1 uses
- Bike store on-site
- Rent £12.50 per sq ft per annum
- Sale price £295,000
- Ready to occupy immediately





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### Location

The Tungsten Building is situated on the main A259 Coast Road (Fishersgate Terrace), directly overlooking Shoreham Harbour in Portslade, 3 miles west of Brighton city centre.

### Accommodation

The available accommodation comprises ground floor open plan accommodation, with two separate partitioned spaces and WC.

The property has the following approximate Gross Internal Areas (GIA):

UNIT	Sq Ft	Sq M
6	1,795 sq ft	167 sq m

### EPC

B (44)

### Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rental of £12,50 per sq ft per annum exclusive of all other outgoings.

Our client will also consider selling their long leasehold interest with a quoting price in the region of £295,000. The lease term is 999 years from 2005 with a peppercorn ground rent. A copy of the head lease is available upon request.

### Business Rates

Rateable Value (2017): £15,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

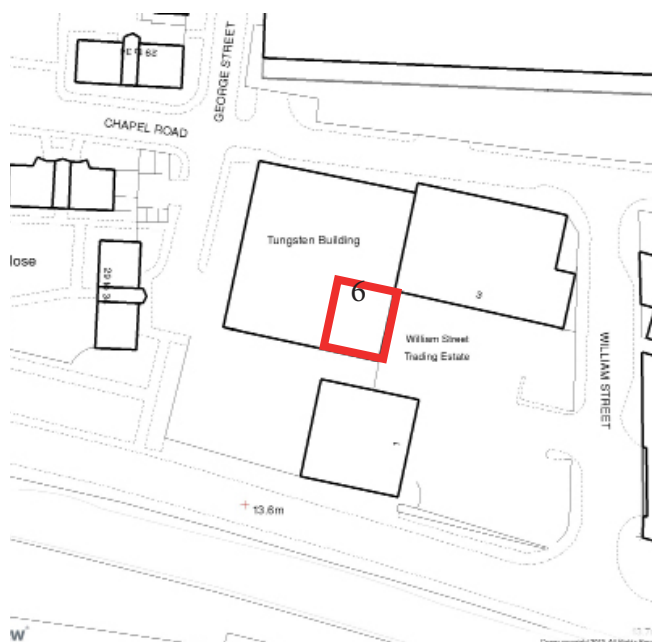
### Planning

We anticipate that the premises benefit from class B1 use within the Use Classes Order 1987 (as amended).

### VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

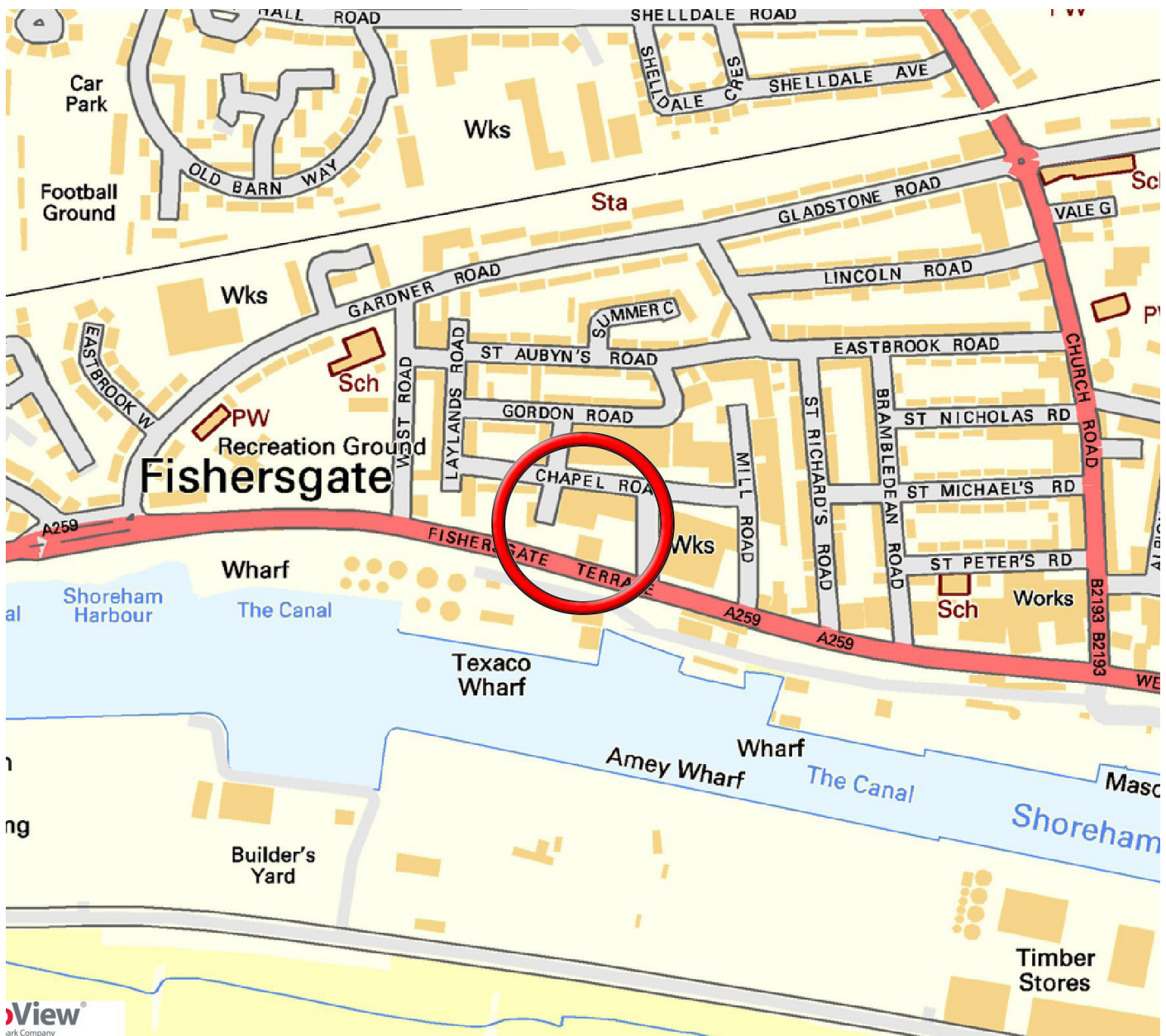
Each party to bear their own legal costs incurred.







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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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**Flude**  
PROPERTY CONSULTANTS



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH