



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

# HIGH QUALITY SELF CONTAINED FIRST FLOOR OFFICE SUITE CENTRAL PORTSLADE LOCATION TO LET



**THE OLD FIRE STATION  
80 CHURCH ROAD  
PORTSLADE  
BN41 1LA**

71 Church Road, Hove, BN3 2BB Tel 01273 731111 Fax 01273 711120 Email [mail@rupertburstow.com](mailto:mail@rupertburstow.com) [www.rupertburstow.com](http://www.rupertburstow.com)

These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Rupert Burstow and should not be relied upon as a statement or representation of fact. Any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give and neither Rupert Burstow nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

## THE OLD FIRE STATION, 80 CHURCH ROAD, PORTSLADE BN41 1LA

**LOCATION** Situated on the west side of Church Road, close to its junction with Trafalgar Road which is one of the main route ways between the A259 coast road and the A27 Old Shoreham Road from which easy access is gained to all parts of Brighton and Hove. Portslade railway station is 10 -15 minutes walk to the east.

**ACCOMMODATION** The premises comprise a self contained first floor office suite accessed via a separate entrance at the front of the building as follows:

<b>OFFICE SUITE:</b>	Main office	13'7" x 15' + 10'8" x 22'5"	443 sq ft
	(Currently partitioned into three separate offices)		
	Kitchen/Side Office 1	5'9" x 13'9"	79 sq ft
	Side Office 2	10'6" x 6'7"	69 sq ft
	<b>TOTAL FIRST FLOOR OFFICE SUITE</b>		<b>591 sq ft (55 sq m)</b>

- GFCH
- Feature Windows
- Cat 5 cabling
- Modern Lighting
- Alarm System
- 1 Parking space may be available (subject to further negotiation)

**TENURE** Leasehold

**LEASE** A new lease is available with terms to be agreed.

**RENT** £850 p.c.m (£10,200 p.a.) inclusive

**VAT** VAT may be chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Rupert Burstow Ltd**  
**Tel: 01273 731111**

