



RUPERT BURSTOW

Property Consultancy & Acquisitions

**MODERN OFFICE DEVELOPMENT
TWO G/F BUSINESS UNITS
ONE G/F OFFICE/INDUSTRIAL UNIT
EXCELLENT ROAD LINKS & PARKING
TO LET (OR MAY SELL)**



**THE TUNGSTEN BUILDING
GEORGE STREET, PORTSLADE-BY-SEA
BN41 1RA**

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The Tungsten Building, George Street, Portslade-By-Sea, BN14 1RA

LOCATION: Situated approximately 3 miles to the east of Brighton and approximately 8 miles to the west of Worthing. The Tungsten Building occupies a prominent main road location, situated on the north side of the A259 South Coast Road directly overlooking Shoreham Harbour in Portslade-by-Sea. The building is easily accessed from the A259 South Coast Road (Fishersgate Terrace) via either William or George Street. Fishersgate Railway Station is located approximately 400 metres to the north of the property and offers fast and frequent services to Brighton mainline station. Station Road/Boundary Road are also within 800 metres of the property, where numerous multiple retail, banking and catering outlets are located.

ACCOMMODATION: The premises comprise 2 well presented office units and 1 office/ industrial unit in shell format as follows:

UNIT 1: 34'9" x 41'5" **1305 sq ft (120 m²)**

- WC + HWF
- Disabled WC
- Strip Lighting
- Electric Heating
- 2 x portioned offices

UNIT 3: 33'1" x 45'4" **1500 sq ft (137 m²)**

- WC + HWF
- Disabled WC
- Strip Lighting
- Electric Heating
- 2 x partitioned offices

UNIT 6: 56'2" x 32'10" **1844 sq ft (169 m²)**

- Shell Condition
- Concrete Floors
- WC + HWF
- Strip Lighting
- Electric Heating
- Partitioned office (carpeted)

TENURE: Leasehold

RENT:
 Unit 1 - £12,500 per annum
 Unit 3 - £14,500 per annum
 Unit 6 - £11,500 per annum as existing

N.B: The option of purchasing Long leasehold interests could be made available under separate negotiation, please contact the office for further information.

**UNIFORM BUSINESS RATES:****Suite 1**

- **Description:** Office and premises
- **Rateable Value:** 10,000
- **Rates Payable:** £4,260 (April 11/12)

Suite 3

- **Description:** Office and premises
- **Rateable Value:** 10,000
- **Rates Payable:** £4,686 (April 11/12)

Suite 6

- **Description:** Office and premises
- **Rateable Value:** 13,000
- **Rates Payable:** £5,538 (April 11/12)

These premises may qualify for a Small Business reduction in Business Rates of up to 50% depending on the rateable value and the Company taking occupation. For further information speak to Brighton & Hove City Council direct on 01273-291981.

VAT: VAT will be chargeable

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