

FLEXIBLE OFFICE SPACE TO LET

- Fully Managed
- All Utilities Included
- 100% Rate Relief (STS)
- High Speed Internet

Interested in this property? Please contact us on 01903 792785

OFFICE 3 ROTHBURY HOUSE, 24 FRANKLIN ROAD, PORTSLADE, BRIGHTON, EAST SUSSEX, BN41 1AF

Location

Positioned off popular Boundary Road which hosts a variety of shops, restaurants, bus services with Portslade train station approximately 0.3 miles away.

Description

A recently renovated commercial premises providing a variety of office suites. Office spaces can be apportioned accordingly to suit a prospective tenant (flexible terms and prices available based on sq ft requirements). Other features include LED lighting, air conditioning, individual alarm systems, internet, a newly fitted shared kitchen, shower room and contemporary waiting area. Conveniently located a short walk from Portslade Station. Parking is also potentially available (case by case basis).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	559	51.93

Tenure

The property is To Let on a new lease for a term to be agreed.

Rent

Rental offers are invited in the region of £19,800 per annum, inclusive.

Business Rates

The rateable value from April 2023 provided by the Valuation Office Agency is £6500. The small business rates for the financial year (2023 - 2024) is 49.9p in the £ making the rates payable approx. £3243.50. However, since the premises have a rateable value of lower than £12,000, occupiers can expect to benefit from 100% rate relief, subject to status.

EPC

The property has an EPC rating of D - 84.

VAT

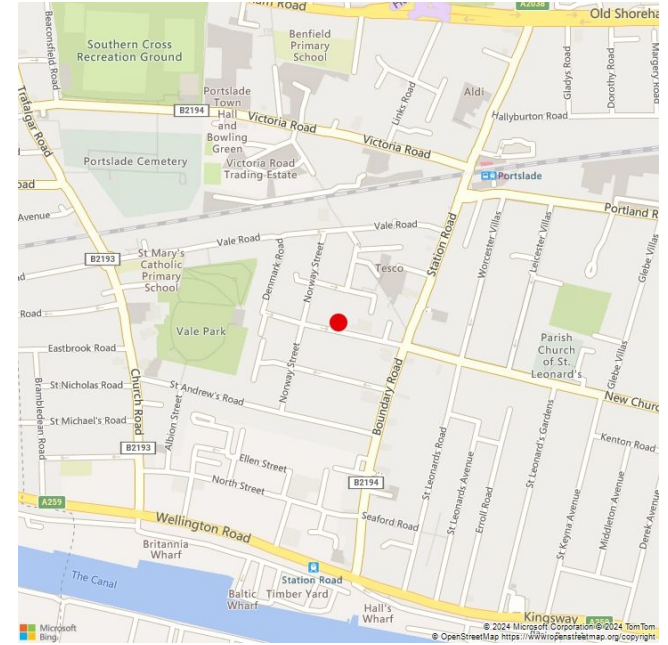
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from Class E use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

Each party is responsible for their own legal fees in this transaction.



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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