



## INDUSTRIAL/WAREHOUSE UNIT TO LET

- Car Parking/Potential Yard Space
- Electric Roller Shutter Door with Loading Bay
- B2 Heavy Industrial & B8 Warehouse/Storage Use
- Three Phase Electricity
- Min. eaves height of 5m
- Max. eaves height of 6.6m

Interested in this property? Please contact us on 01903 792785

# FISHERSGATE FORGE, 3 MILL ROAD, PORTSLADE, BRIGHTON, WEST SUSSEX, BN41 1PD

## Location

The property is situated just over a mile from Portslade town centre with its range of shopping facilities, cafes and restaurants. Fishersgate train station is situated approximately 0.3 miles away and provides short commuting routes to Worthing and Brighton. Local bus services also pass close by providing access to surrounding areas and offering easy access to the A259 coastal road.

## Description

A rarely available industrial unit located in popular Mill Road, Portslade. The premises benefits from Class B2 use and comprises of an open plan warehouse to include 2 ton crane, electric roller loading door, three phase electricity and 6 off road parking spaces (with the potential to convert to a yard). Further benefits include a separate office/staff room, newly built male and female WC's.

All uses will be considered.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Warehouse	4,789	444.9
Canteen	146	13.56
<b>Total floor area:</b>	<b>4,935</b>	<b>458.46</b>

## 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 £60,000 per annum, inclusive of business rates. Exclusive of utilities.

## Business Rates

Business rates included within rent.

## EPC

The property has an EPC rating of E.

## VAT

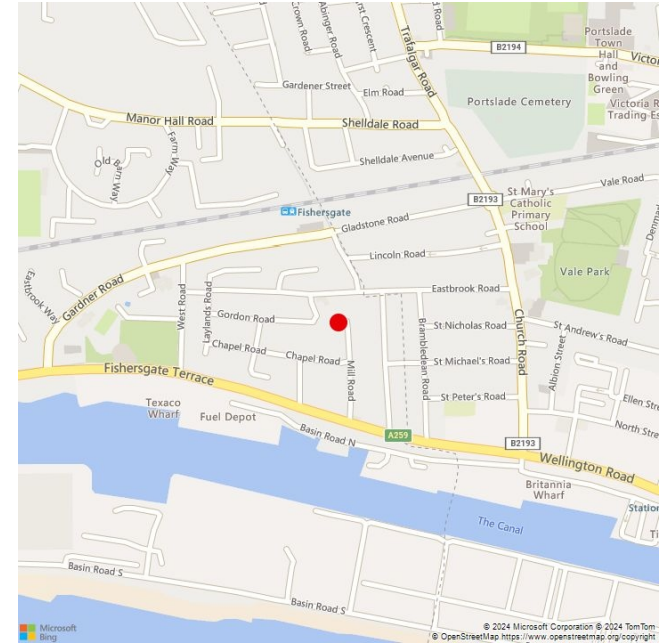
We are informed that VAT is not applicable on the terms quoted.

## Use

We understand the premises benefit from Class B2 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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