



GROUND FLOOR OFFICE TO LET

- Inclusive rent which includes all services and internet
- Secure 24 hour fob access
- Flexible license or lease terms
- 100% small business rate relief (STS)
- Modern secure safe environment

Interested in this property? Please contact us on 01903 792785

OFFICE 8 ROTHBURY HOUSE, 24 FRANKLIN ROAD, PORTSLADE, BRIGHTON, EAST SUSSEX, BN41 1AF

Location

Situated off the popular Boundary Road, Rothbury House benefits from a vibrant local area with a variety of shops, restaurants, and bus services. Portslade train station is approximately 0.3 miles away, providing convenient access to Brighton and beyond.

Description

Office 8 at Rothbury House is a modern, fully managed office suite offering approximately 172 sqft (15 sq. m) of flexible workspace, suitable for small to medium-sized businesses. The space is designed to comfortably accommodate at least 4 desks and features air conditioning, heating, LED lighting, perimeter trunking with CAT 5 cabling, individual wifi access points and high-speed tailored internet access through BT business service. This productive and well-equipped environment also includes 24 hour secure fob access and CCTV offering tenants a safe, convenient location.

Rent is inclusive of all utilities, and the property is let on a flexible license or lease as required.

Additional shared facilities include a fitted kitchen, WC's, shower room, and a modern waiting area.

Parking may be available on a case-by-case basis.

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Total floor area:	172	15.98

Tenure

The office is let on a license basis which enables tenants swift and easy access to occupancy. The license has a three month notice period. Leases for offices are also available if required by the tenant.

Rent

Rental offers are invited in the region of £500 per month, exclusive.

EPC

The property has an EPC rating of D.

VAT

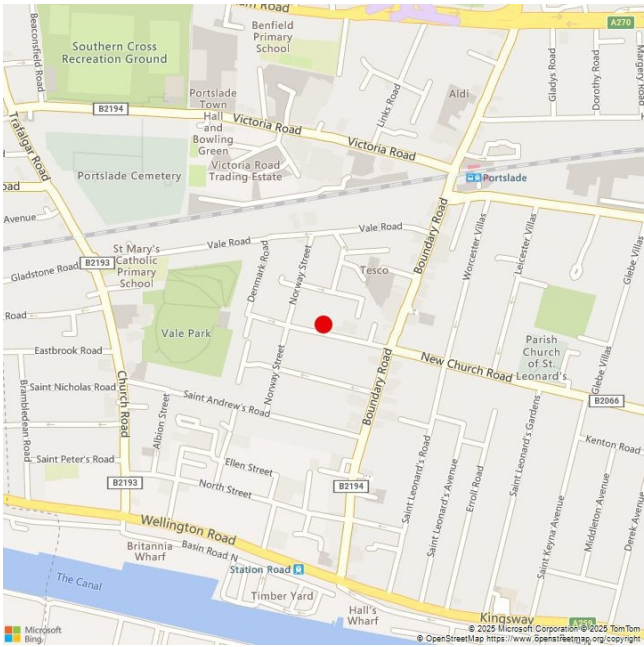
We are informed that VAT is applicable on the terms quoted.

Use

We understand the premises benefit from B1 (Class E) use.

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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