

WAREHOUSE/STORE WITH FIRST FLOOR OFFICES

1,699 sq ft (157.84 sqm)



Oakley

Your Sussex Property Expert



**59 North Street,
Portslade,
Brighton,
BN41 1DH**

- Available Immediately
- Unit to be refurbished throughout
- Double loading doors to the front
- Excellent location near to the A259
- New FRI lease at £25,000 pa

Commercial & Residential Property throughout Sussex

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LOCATION

Portslade is situated on the western side of the Brighton and Hove conurbation, North Street being Portslade's principal industrial thoroughfare and provides easy access to the A259 South Coast Road and the A27. The property is situated at the western end of North Street close to the junction with Church Road, in a prominent position.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN41 1DH**.

DESCRIPTION

The premises comprise of a ground floor store/warehouse, accessed via a personnel door and double loading doors and a concrete floor. On the first floor the property benefits from open plan office space, separate meeting/private office, a board room/break out area and kitchenette. Both floors benefit from separate WCs.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Ground Floor	871	80.92
First Floor	828	76.92
Total accommodation	1,699	157.84

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

RENT

£25,000 per annum exclusive.

VAT

VAT is not applicable on the rent.

USE / PLANNING

We understand the premises fall within the use class 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £14,500 for the property.

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](#)

ENERGY PERFORMANCE CERTIFICATE

An EPC is in the process of being undertaken.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn
01273 627 411
james.hamblyn@oakleyproperty.com



David Marsh
01273 054 583
david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



All images, maps, plans and boundaries are for reference purposes and not to scale.

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