



SHW

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**LONG
LEASEHOLD**

OFFICE – 1,634 - 7,040 SQ FT (151.80 - 654.02 SQ M)

Units 4, 7 & 10 Tungsten Building, George Street, Portslade, East Sussex, BN41 1RA

LOCATION

The Tungsten Building is set back from the main coast road, the A259 (Fishersgate terrace) and is located on the corner of George Street and Capel Road.

Fishersgate station is situated approximately 0.5 miles south of the property. From Fishersgate there are direct services to Portslade (2 minutes), Hove (5 minutes) and Brighton (10 minutes).

DESCRIPTION

The subject property comprise Units 4, 7 and 10 of the Tungsten Building. The Tungsten Building was converted into 12 office units in 2006. Units 7 & 10 are accessed via a shared main entrance, providing one open plan office area with a mezzanine level. Unit 4 is a self contained ground floor occupied by Tungsten Training Centre.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Unit 4	1,634	151.80
Unit 7	2,637	244.98
Unit 10	2,769	257.24
TOTAL	7,040	654.02

AMENITIES

- 6 car parking spaces
- Air conditioning
- Suspended ceiling in part
- Carpeted
- Rare long leasehold opportunity

PRICE

Unit 7 & 10 - £1,080,000
Unit 4 - £325,000

RATES

Unit 10 – £24,750 (2023)
Unit 7 - £17,500 (2023)
Unit 4 – £18,500 (2023)

VAT

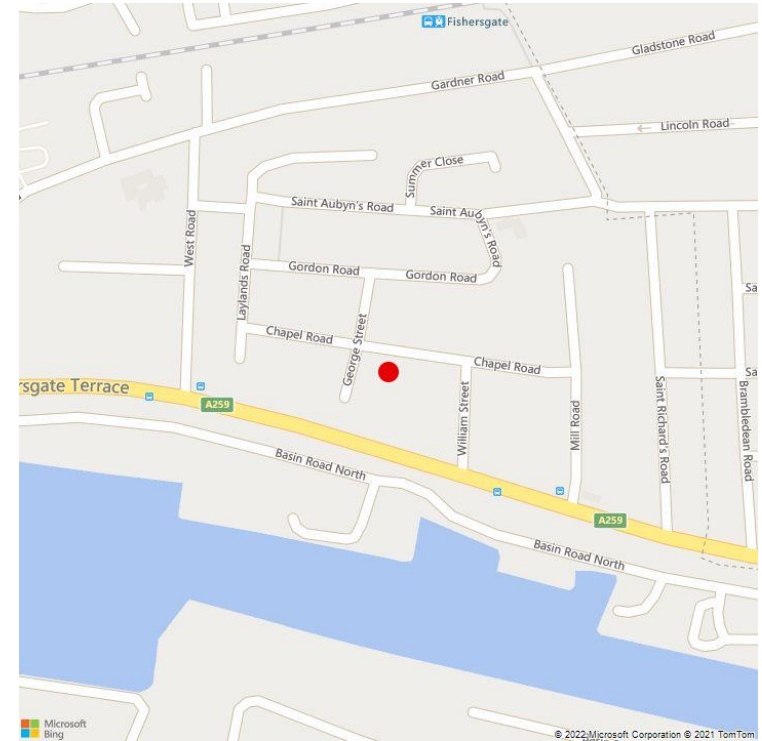
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

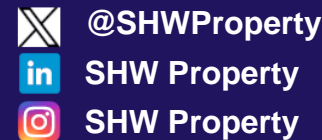
Unit 7 & 10 – B (31)
Unit 4 – B (46)



VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209
James Bryant t: 01273 876 252

e: jdean-milward@shw.co.uk
e: jbryant@shw.co.uk



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