

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



FOR SALE OR TO LET

OFFICE – 2,637 – 5,406 SQ FT (244.98 – 502.22 SQ M)
Units 7 & 10 Tungsten Building, George Street, Southwick, 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 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.

There is also potential to split the unit to create 2 smaller suites of circa 2,650 sq ft.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Unit 7	2,637	244.98
Unit 10	2,769	257.24
TOTAL	5,406	502.22

AMENITIES

- 4 car parking spaces
- Air conditioning
- Suspended ceiling in part
- Carpeted
- Rare long leasehold opportunity
- Potential to split into 2 smaller suites

PRICE

Unit 7 - £387,795
Unit 10 - £407,205

The property is also available to let - the rent for the whole would be £75,000 per annum exclusive.

RATES

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

VAT

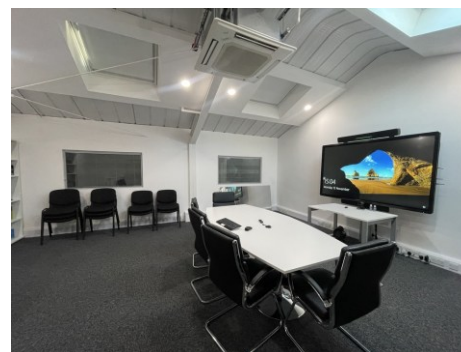
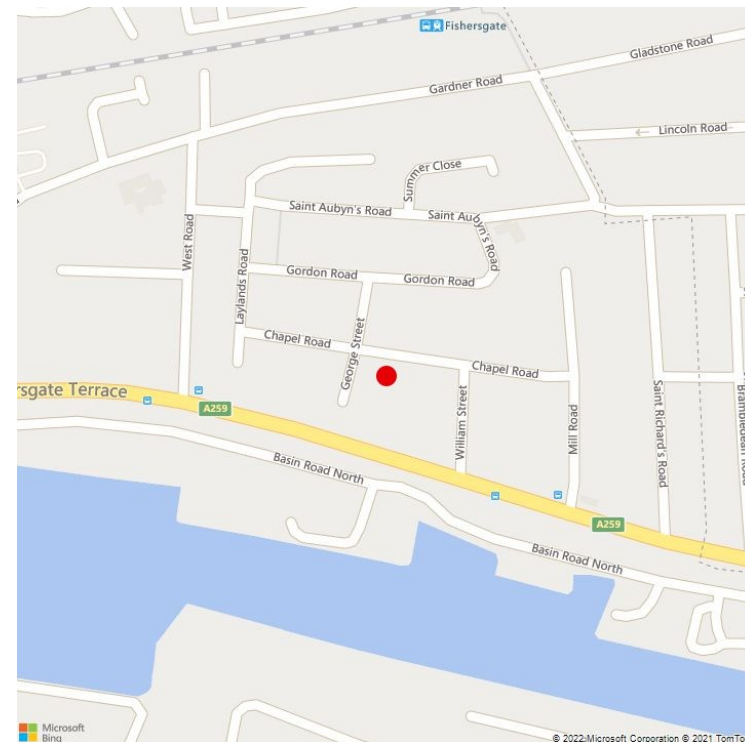
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

Units 7 & 10 – B (31).



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