

TO LET

**SELF-CONTAINED STUDIO/OFFICE/WORKSHOP SUITES  
AVAILABLE ON FLEXIBLE TERMS**

11A North Street, Portslade, BN41 1DH



## Summary

<b>Available Size</b>	177 to 541 sq ft
<b>Service Charge</b>	The service charge is included within the rents quoted and includes heating, electricity, water and maintenance to the fire alarm system and internet/WiFi
<b>EPC Rating</b>	Upon enquiry

## Location

The premises are set on the first floor of this multi occupied two-storey building, situated just off the southern end of Station Road which links to the main A259 coast road to the south, and Portslade railway station.

## Description

The premises comprise small individual studios/offices/workshops within a building set around a secure courtyard, with some parking available at extra cost - details on enquiry. The rooms have hard wire internet connectivity if needed.

## Specification

- 24 hour access
- Entry phone system
- Double glazing
- Fluorescent strip lighting
- Communal breakout lounge/kitchen

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m	Rent	Availability
Unit 9	177	16.44	£6,000 /annum inc	Available
Unit 10	185	17.19	£6,000 /annum inc	Available
Unit 14	179	16.63	£5,500 /annum inc	Available

## Terms

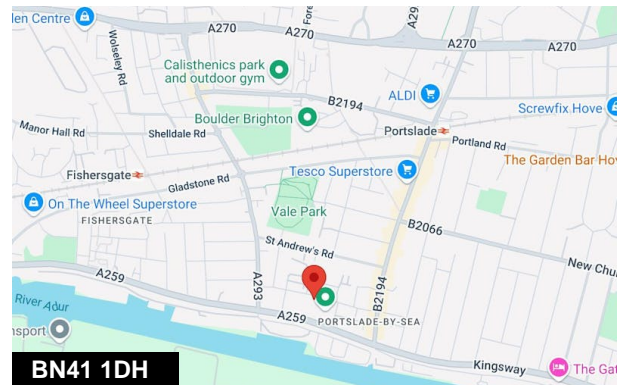
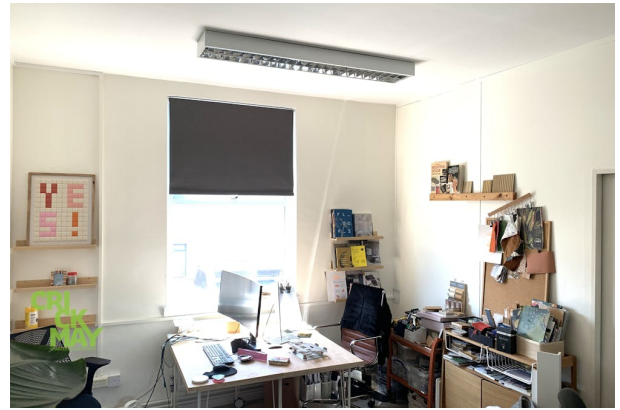
Flexible tenancies are available for a minimum term of 12 months. Rent is payable monthly and a 1 month deposit shall be required.

## VAT

VAT is not applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



**Hugh McShane**

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### Crickmay Chartered Surveyors

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