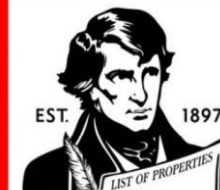


FULLY INCLUSIVE OFFICE

TO LET



**28/29 CARLTON TERRACE,
PORTSLADE, BN41 1UR**



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

Location

Situated in the heart of Portslade and close to the junction of the main A270 Old Shoreham Road. Boundary Road is located to the south and is one of the main commercial thoroughfares in Portslade. Local traders include Tesco Superstore, Superdrug, Boots Pharmacy, Specsavers and the Railway Inn.

Accommodation

A chance to occupy this part first floor office which would suit a variety of occupiers. The accommodation comprises 6 rooms and is accessed via a shared main entrance. The space will be refurbished and features include, double glazing, carpeting throughout, kitchenette, male and female w/c facilities, door entry system and 3 car parking spaces.

Approximate net internal floors areas are:

Room 1	130 ft ²	12 m ²
Room 2	117 ft ²	13.7 m ²
Room 3	171 ft ²	15.8 m ²
Room 4	56 ft ²	5.2 m ²
Room 5	145 ft ²	13.5 m ²
Room 6	177 ft ²	16.4 m ²
Total Accommodation	796 ft ²	76.6 m ²

amenities and services not tested
all measurements are approximate

Terms

A new sub-lease for a maximum term of 3 years at an all inclusive rent of £18,000 per annum. The sublease will be excluded from the provisions of the 1954 Landlord & Tenant Act.

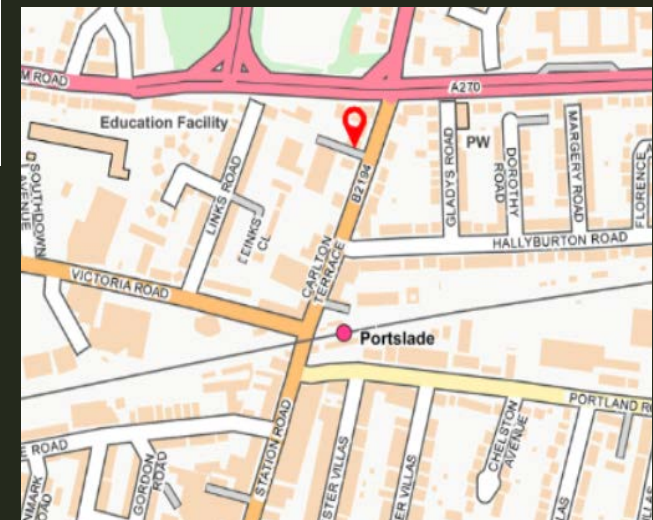
Business Rates To be confirmed

EPC Applied for

Viewing by appointment with sole letting agent GRAVES SON & PILCHER LLP



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