

**NEWLY REFURBISHED OFFICES  
OPPOSITE PORTSLADE STATION  
1,279 SQ FT  
ALL INCLUSIVE RENT**



**25 CARLTON TERRACE  
PORTSLADE  
BN41 1XF**

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**LOCATION** The property is situated in a highly prominent location across from Portslade train Station. The property is very close to the main Old Shoreham road to the North. Easy access in and out of Hove. Shoreham and out of Brighton from tis location.

**ACCOMMODATION** The premises comprise two storey office building and 4 industrial buildings to the rear as follows:

**OFFICES**

**Ground Floor**

**Room 1** 299 sq ft

**Room 2** 107 sq ft

**First Floor**

**Room 1** 406 sq ft

**Room 2** 217 sq ft

**Room 3** 250 sq ft

- Newly refurbished
- New kitchenette
- New WC's
- Entry Phone

**TENURE** Leasehold

**LEASE** New leases available between 1-5 years

**RENT** **Ground floor**  
Room 1 + 2 £12,250 per annum inclusive

**First floor**  
Room 1 £12,250 per annum inclusive  
Room 2 £7,000 per annum inclusive  
Room 3 £8,000 per annum inclusive

**VAT** VAT is not chargeable on the terms quoted

**LEGAL FEES** Incoming tenant to bear both parties legal costs

**VIEWING** Strictly via a prior appointment through sole agent:  
**Tom Graves Property Ltd**  
**Tel: 01273 233333**