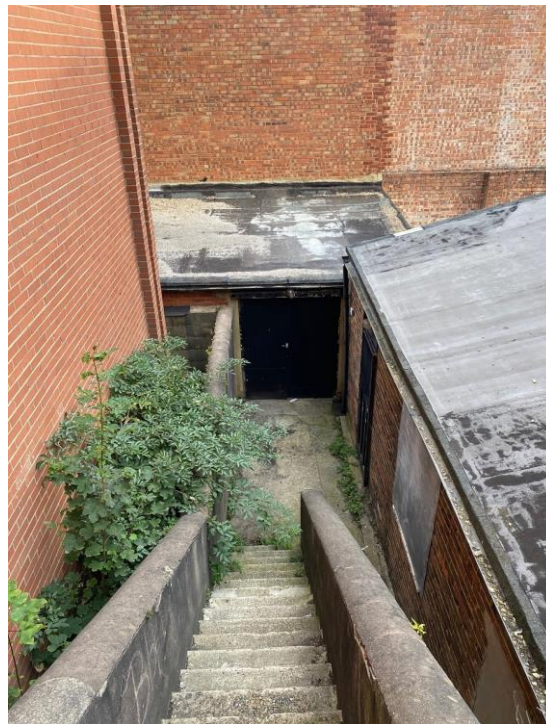


**LOCK UP WORKSHOP/STORAGE UNIT  
SUITABLE FOR VARIETY OF USES  
923 SQ FT  
TO LET**



**18e STATION ROAD  
PORTSLADE  
BN41 1GA**

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. [tom@tomgraves.co.uk](mailto:tom@tomgraves.co.uk) [www.tomgraves.co.uk](http://www.tomgraves.co.uk)

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**LOCATION**

The property is Situated at the midpoint of Station Road directly next door to Tesco Superstore. Station Road is a busy commercial thoroughfare of Hove/Portslade with many other private and national occupiers. Portslade train station is also walking distance to the north.

**ACCOMMODATION**

The premises comprise a lock up workshop/storage unit, arranged as follows:

<b>Main Unit</b>	<b>803 sq ft</b>
<b>Office</b>	<b>120 sq ft</b>
<b>Total</b>	<b>923 sq ft (85 m2)</b>

- Alarm
- Two Access Points
- WC + HWF
- Concrete Floor

**TENURE**

LEASEHOLD

**RENT**

£10,500 pax

**VAT**

VAT is not chargeable on the terms quoted

**LEGAL FEES**

Each party to pay their own legal costs

**VIEWING**

Strictly via a prior appointment through sole agent:

**Tom Graves Property Ltd**

**Tel: 01273 233333**