

**WORKSHOP/STORAGE UNIT**  
**3980 SQ FT (364 SQ M)**  
**ALL INCLUSIVE RENT**  
**TO LET**



**EX STORMONT BUILDING**  
**ELLEN STREET, PORTSLADE**  
**BN41 1DW**

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**LOCATION**

The Property is situated just off North Street Portslade, Boundary Road is a short distance away. Boundary 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. Easy Access to the seafront road is just meters to the south

**ACCOMMODATION**

The premises comprise ground and first floor warehouse/storage unit, arranged as follows:

**GROUND FLOOR**

<b>Reception</b>	<b>638 sq ft</b>
<b>Main Unit</b>	<b>1192 sq ft</b>
<b>Office</b>	<b>91 sq ft</b>

- Concrete Floor
- WC + HWF
- Disabled WC
- Kitchenette

**FIRST FLOOR**

<b>Main Unit</b>	<b>2059 sq ft</b>
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- High Ceilings
- Good Natural Light



<b>TENURE</b>	Leasehold
<b>LEASE</b>	New Lease/licence for 1 year/2 years
<b>RENT</b>	OIRO £38,000 per annum inclusive of all bills
<b>VAT</b>	VAT is not chargeable on the terms quoted
<b>LEGAL FEES</b>	Incoming tenant to bear both parties legal costs
<b>VIEWING</b>	Strictly via a prior appointment through sole agent: <b>Tom Graves Property Ltd</b> <b>Tel: 01273 233333</b>