



**MODERN GROUND FLOOR OFFICE/STUDIO SPACE
SUITABLE FOR VARIETY OF USES
ALL INCLUSIVE RENTS
TO LET**



**ROTHBURY HOUSE
24 FRANKLIN ROAD, PORTSLADE
BN41 1AF**

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LOCATION

The property is situated close to the junction of Boundary Road/Station Road and New Church Road. Franklin Road is close to frequent bus services into Brighton city centre, whilst Portslade Station is a short walk to the North.

ACCOMMODATION

The premises comprise ground floor office suites, arranged as follows:

Suite 3	581 sq ft
Suite 4	538 sq ft
Suite 8	172 sq ft

- Hi Spec rooms
- High speed Internet
- Air conditioning
- LED lighting
- Possible Parking
- Individual alarms





TENURE Leasehold/Licence

LEASE Term to be agreed

RENT	Suite 3	£1,650 pcm inclusive of all bills except rates
	Suite 4	£1,580 pcm inclusive of all bills except rates
	Suite 8	£500 pcm inclusive of all bills except rates

Telecoms are charged separately to the speed that the tenant requires

LEGAL FEES Incoming tenant to bear both parties legal costs

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