



Modern Second Floor Office To Let - Approx 706 Sq Ft

Gordon Mews, Gordon Close, Portslade, East Sussex, BN41 1HU

£9,750 per annum

Michael
Jones
& Company

Gordon Mews, Gordon Close, Portslade, East Sussex, BN41 1HU

Location

Gordon Mews is situated in Portslade close to the Boundary Road/Station Road shopping area and within 10 minutes walking distance from Portslade mainline railway station. Brighton is approximately 3 miles to the east. The property has the easy access to both the A259 and A27 main trunk roads. Gordon Mews is accessed off Symbister Road located off Norway Street.

Description

Unit 5 comprises of an end of terrace, three storey office building built in 2007 providing excellent, modern purpose built business accommodation. The subject premises are located on the second floor and benefit from the following amenities:

- **Contemporary Office Building Design**
- **High Level Glass Frontage**
- **Open Plan Offices with Kitchen Area**
- **Suspended Ceiling with Recess Lighting**
- **Fully Carpeted**
- **Private WC**
- **Private Kitchen**
- **Underfloor Heating**
- **Built in Data Trunking**
- **Entryphone System**

Accommodation

Total Area 706 sq ft

Tenure

The property is available by way of a new lease to be negotiated and agreed.

Business Rates

We understand the property has a rateable value of £5300 however this does qualify under the small business rates relief and therefore zero rates are currently payable. Interested parties are advised to make their own enquiries with the local rates office.

Parking Space

A parking space is possibly available at an additional rent of £60 per calendar month.

Utilities

There is a 1/3 share of water, management charge, electricity and gas for the building.

Rent

£9,750 per annum plus VAT.

Legal Fees

Each party to pay their own legal costs unless otherwise agreed.



Viewing

Strictly by appointment through Michael Jones Commercial.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement

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