



SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK

**LONG
LEASEHOLD**

OFFICE – 2,637 – 5,406 SQ FT (244.98 – 502.22 SQ M)

Units 7 & 10 Tungsten Building, George Street, Southwick, East Sussex, BN41 1RA

LOCATION

The Tungsten Building is set back from the main coast road, the A259 (Fishergate terrace) and is located on the corner of George Street and Capel Road.

Fishergate station is situated approximately 0.5 miles south of the property. From Fishergate there are direct services to Portslade (2 minutes), Hove (5 minutes) and Brighton (10 minutes).

DESCRIPTION

The subject property comprise Units 7 and 10 of the Tungsten Building. The Tungsten Building was converted into 12 office units in 2006. Units 7 & 10 are accessed via a shared main entrance, providing one open plan office area with a mezzanine level.

ACCOMMODATION (NIA)

	SQ FT	SQ M
Unit 7	2,637	244.98
Unit 10	2,769	257.24
TOTAL	5,406	502.22

AMENITIES

- 4 car parking spaces
- Air conditioning
- Suspended ceiling in part
- Carpeted
- Rare long leasehold opportunity

PRICE

Unit 7 - £426,817

Unit 10 - £448,183

RATES

Unit 10 – £24,750 (2023)

Unit 7 - £17,500 (2023)

VAT

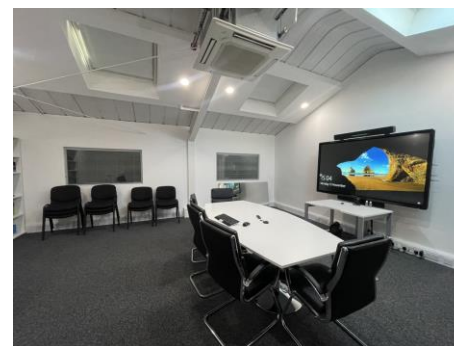
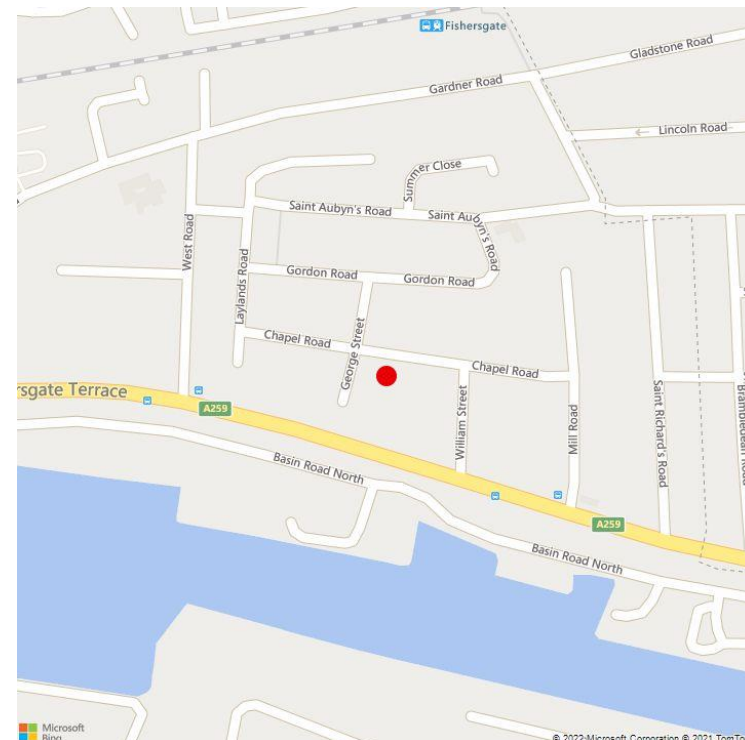
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

Units 7 & 10 – B (31)

**VIEWINGS – 01273 876 200**

Emma Ormiston

t: 01273 876 203

James Bryant

t: 01273 876 252

e: eormiston@shw.co.uk

e: jbryant@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**