

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 (Fishersgate terrace) and is located on the corner of George Street and Capel Road.

Fishersgate station is situated approximately 0.5 miles south of the property. From Fishersgate 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

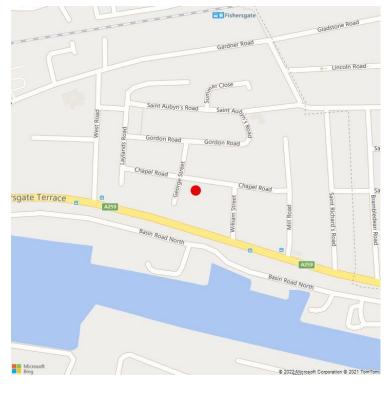
VAT will be chargeable on the terms quoted.

## **LEGAL COSTS**

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

## **EPC**

Units 7 & 10 – B (31)











**VIEWINGS - 01273 876 200** 

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