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TO LET
01273 876200

20-22
HEVERSHAM HOUSE

19 BOUNDARY ROAD

5

Tel: 0

TO LET

OFFICE – 1,813 SQ FT (168.43 SQ M)

Ground Floor, Heversham House, Boundary Road, Portslade, East Sussex, BN3 4EF

DESCRIPTION

The available space is located on the ground floor of this purpose built office building. The ground floor suite is a bright, open plan space currently used as an office but suitable for medical, leisure, retail/showroom use. There is a small basement area included and the use of 4 parking spaces in the rear car park.

LOCATION

Heversham House is located at the southern end of Boundary Road which runs north to south between Portslade Railway Station and the A259 Brighton to Worthing coast road. The A27 Brighton & Hove by-pass is only 5 minutes away by car to the north and connects the A23 & the M23. London Victoria is a 64 minutes direct rail journey from Portslade Station.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,813	168.43
Basement	270	25.08
TOTAL	2,083	193.51

AMENITIES / OPPORTUNITY

- 4 car parking spaces
- 2 EV charging points
- Kitchenette
- Toilets & shower within demise
- Open plan meeting room
- Basement storage

RENT

£36,000 Per annum

RATES

The current Rateable Value of the property is £24,500 (2023).

VAT

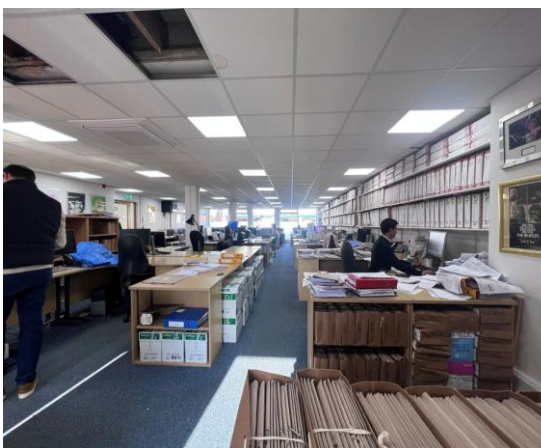
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



VIEWINGS – 01273 876200

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