

**NEW BUILD OFFICES
 TO LET
 1 CLARENDON PLACE, PORTSLADE BN41 1DJ**

LOCATION:

1 Clarendon Place is located just off Boundary Road, Portslade, close to the seafront and Hove lagoon. Nearby occupiers include The Underground Gym, Small Batch Coffee, Sussex Computer Centre, Hove Dance Centre and The Blue Anchor.

Boundary Road is a major commercial thorough fair with many retail and office occupiers including Specsavers, Tesco, Timpson, Sawyer & Co, Iceland, Subway, Boots, Superdrug & British Heart Foundation.

Portslade rail station is 0.5 mile (10 mins walk) away.

DESCRIPTION:

The office forms part of a new development due to be complete mid November 2020. The offices are arranged over three floors with a reception & office on the ground floor, office and kitchen on the first & an office with balcony on the second.

ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Office	593 sq ft	55.12 sq m
Kitchen		
WC's		

PRICE:

£15,000 Per annum exclusive.

LEASE:

Available by way of a new effective full repairing and insuring lease for a term to be agreed.



RATES:

Rates to be re assessed after building works are complete.

VAT:

We understand that the property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE:

EPC to be commissioned once building is complete.

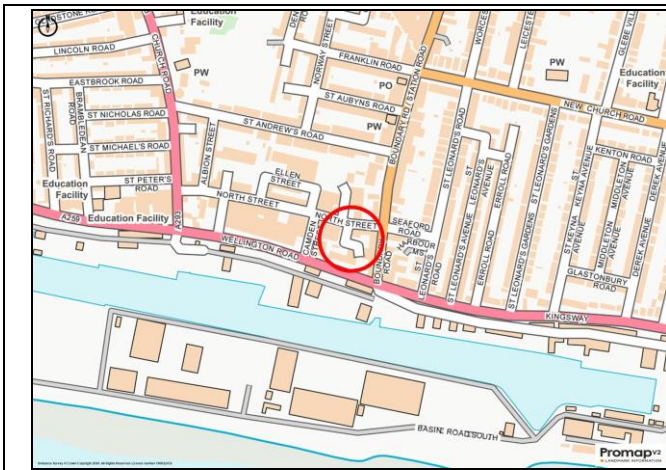
LEGAL COSTS:

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

1 Clarendon Place, Portslade



Whilst every care is taken in the preparation of these particulars, Carr & Priddle and the vendor / lessor take no responsibility for any error, misstatement or omission therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS