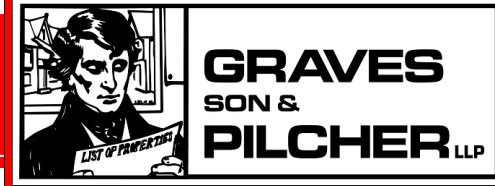
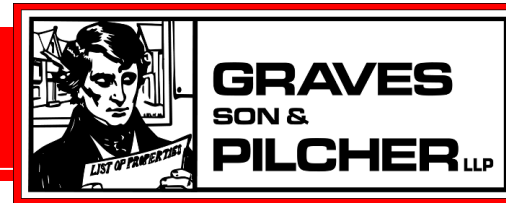


TECHNOLOGY HOUSE, FISHERSGATE BN41 1QH
GROUND FLOOR B1 OFFICE

www.gsp.uk.com
01273 321 123



2,976 ft² / 276 m² . CLOSE A259 . TO LET



DESCRIPTION

Situated in West Road, just off the A259 Coast Road. Fishersgate railway station is conveniently accessible nearby (see location plan attached). Technology House is a detached building arranged over ground and first floors providing good quality accommodation. The subject accommodation comprises the entire ground floor and features include separate male and female W/C's, comfort cooling, carpeting, perimeter trunking and suspended ceilings with CAT II lighting and on-street parking.

The premises are arranged over one floor and briefly comprise:

GROUND FLOOR **9 rooms** in all **2,976 ft² / 276 m²**
Shower, Male and Female WC's
Garage and Storage in all **934 ft² / 86.8 m²**

all measurements are approximate

Services and amenities not tested

Rateable Value: to be assessed

EPC: E



The premises are TO LET on a new sublease for a term to be agreed at a rental of **£25,000 per annum exclusive**, subject to rent reviews at appropriate intervals.

FOR FURTHER DETAILS OR TO VIEW PLEASE CONTACT

Simon Thetford

st@gsp.uk.com

Josh McGovern

jm@gsp.uk.com

Viewing by strict appointment with LETTING AGENT, **GRAVES SON & PILCHER LLP 01273 321 123**

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