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Unit 11, English Business Park, English  
Close, Hove, BN3 7ET

TO LET: QUALITY PROFESSIONAL OFFICES WITH RESERVED PARKING

# LOCATION



English Business Park stands as a well-established office hub situated in the heart of Hove. It enjoys a strategic location adjacent to the A27, offering superb road connections to various parts of Sussex. Positioned along the Old Shoreham Road, it is conveniently close to Hove Fire Station and Hove Mainline Station, as well as neighbouring businesses such as Majestic Wines and Setyres. Additionally, it is just a short drive away from the Sainsbury's Superstore.

## Description

The well-established English Business Park, consists of 15 contemporary, self-contained office units equipped with convenient on-site parking for both tenants and visitors.

The nearly identical, three-story office buildings exude a professional and prominent presence, over Ground, First, and Second Floors with a range of modern amenities, ready for immediate occupancy.

## Key Features

- Modern & Professional Office
- Ready for Immediate Occupation
- Multiple Reserved Parking Spaces
- From 2,135 sq ft to 4,270 sq ft Available

## Accommodation

A three-storey office building with a front parking area for three cars and allowing for the following floor areas:

Ground Floor: 650 sq ft (60.4 m<sup>2</sup>)

First Floor: 745 sq ft (69.2 m<sup>2</sup>)

Second Floor: 740 sq ft (68.7 m<sup>2</sup>)

**Total Office Accommodation: 2,135 sq ft (198.3 m<sup>2</sup>)**

Can be combined with Unit 12 (corner) adjacent to total 4,270 sq ft (396.7 m<sup>2</sup>).

## Amenities

- Fitted carpets to most floors and common parts
- Suspended ceilings with strip fluorescent lighting
- Perimeter trunking
- Air conditioning units throughout
- Gas-fired central heating system (GFSH)
- Entry phone system
- Double-glazed white powder-coated windows
- Fully fitted galley kitchen facilities
- Multiple W/C and shower facilities
- Open-plan modern office suite arrangement with some cellular partitioning
- 3 parking spaces

## Lease

A new lease is available for a term to be negotiated.



Guide Rent: £16 / sq ft.

Unit 11: £34,250 per annum, exclusive

## Price

Both units are also available for freehold purchase, subject to contract and full vacant possession.

Unit 11 Guide Sale Price - £495,000 (Four Hundred and Ninety-Five Thousand Pounds)

Unit 12 Guide Sale Price - £505,000 (Five Hundred and Fifty Thousand Pounds).

## Rent Review

To be negotiated.

## Repairing Liability

A new Full Repairing and Insuring lease for the entire building or by way of a Service Charge.

The estimated annual cost can be provided on request.

## Business Rates

Local Authority: Brighton & Hove City Council

- Description: Offices and Premises
- Current Rateable Value (1 April 2023 to present): £-

To be confirmed.

## VAT

The property is elected for VAT, therefore VAT is chargeable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).















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