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PROPERTY PEOPLE

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Unit 5, English Business Park, English
Close, Hove, BN3 7ET

TO LET: GROUND FLOOR & FIRST FLOOR MODERN OFFICE PREMISES

LOCATION

English Business Park is an established office location in the centre of Hove adjacent to the A27 and with excellent road links to all parts of Sussex. Fronting the Old Shoreham Road and close to Hove Fire Station, Majestic Wines, Setyres and within short driving distance to Sainsbury's Superstore.

Description

English Business Park is formed of 15 self-contained individual units, constructed in 2012, offering modern office space away from the city centre location, with on site tenant parking and visitor spaces. Shared entrance, leading to a self contained ground and first floor open plan configuration with several modern office features.

Key Features

- Modern Office Premises
- Tenant & Guest Parking
- Accessible Location
- Both or Individual Floors Available

Accommodation

The offices have the following net internal floor measurements:

Ground Floor - 545 sq ft (50.63 m2)

First Floor - 606 sq ft (56.30 m2)

Total - 1,151 sq ft (106.93 m2)

One tenant parking space per floor.

Amenities

- Open plan modern office suite
- Central heating system
- Suspended ceilings with recessed lighting
- Carpeted flooring throughout
- Double glazed windows
- Fully fitted galley kitchen area on First Floor only
- Data perimeter trunking
- W/C and shower facilities
- Entry phone system

Lease

Lease available from 10th September 2022 until October 2024

Rent £17.00 / sq ft exclusive

Both or Individual Floors Available:

Ground Floor Office To Let: £9,265 per annum, exclusive

First Floor Office To Let: £10,300 per annum, exclusive



Both Floors To Let: £19,565 per annum, exclusive

Rent Review

N/A

Repairing Liability

By way of service charge.

In-going tenants for each floor will pay a contribution toward the business rates, buildings insurance, management costs, cleaning/maintenance of common parts and all utilities.

The ingoing tenant would need to install their own telecoms and broadband supply.

It is anticipated the annual cost for the service charge for each floor will be approximately £2,900.

Business Rates

Local Authority: Brighton & Hove City Council

Description: Offices and Premises

Ground Floor Rateable Value: £8,000

First Floor Rateable Value: £8,000

Valid from 2019 (current assessment)

Potential Benefit from Small Business Rates Relief.

VAT

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

Legal Fees

Each party to pay their own legal costs.

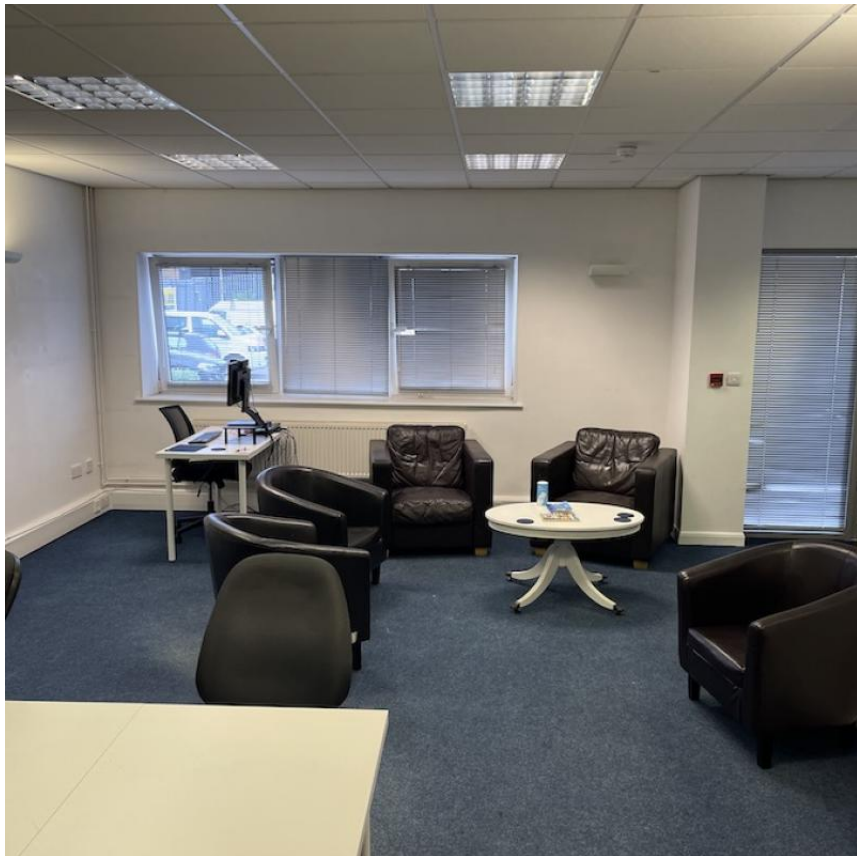
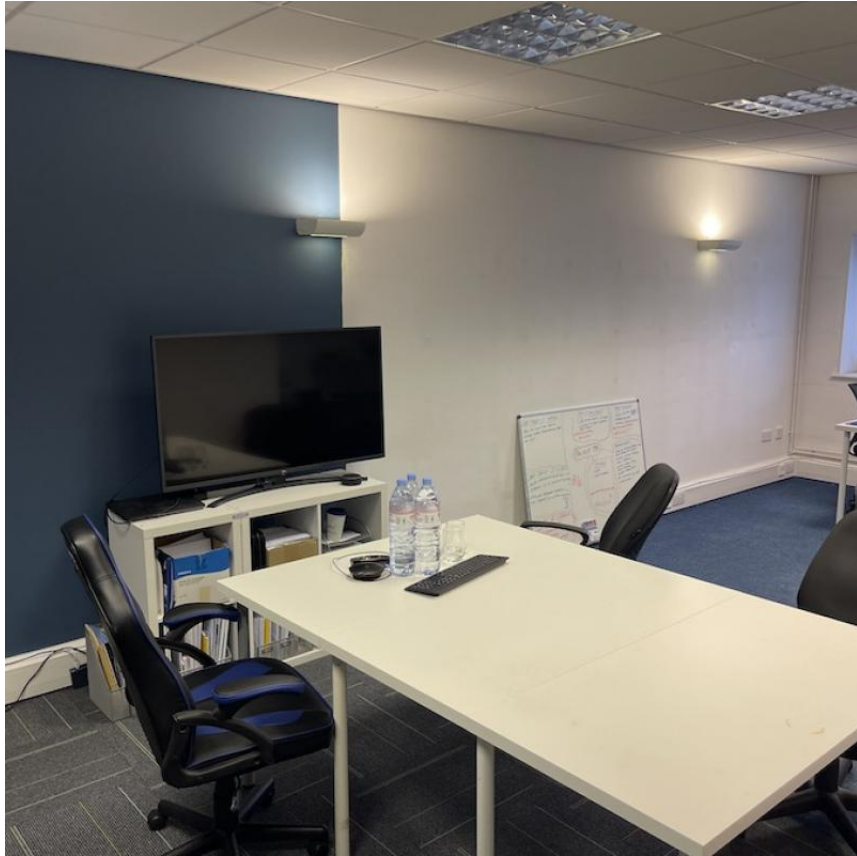
Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.

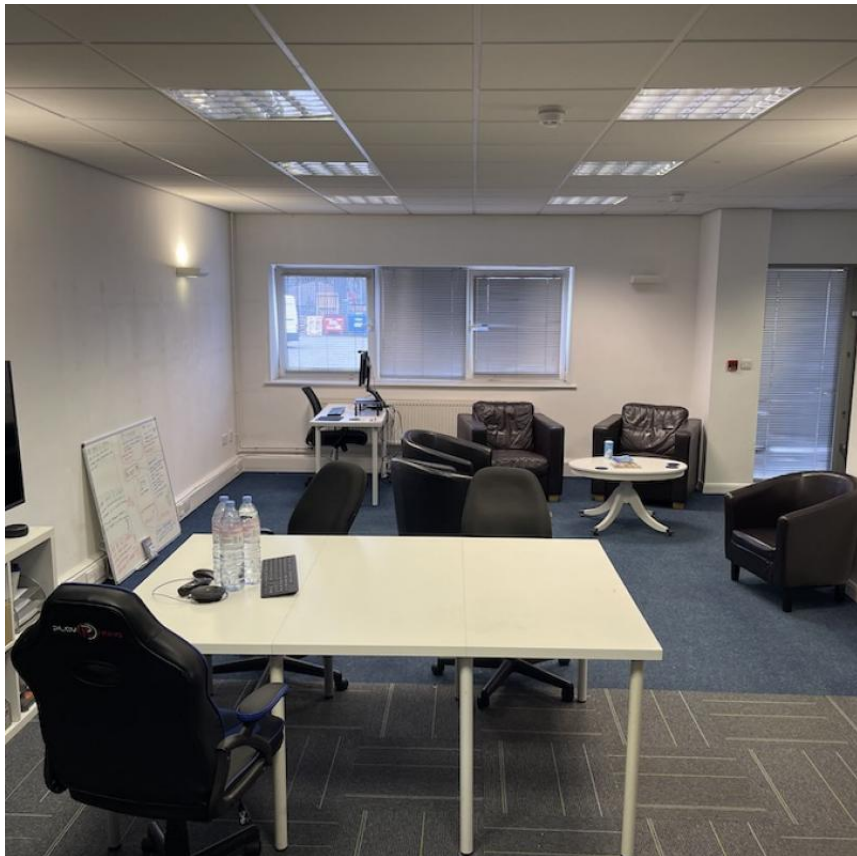


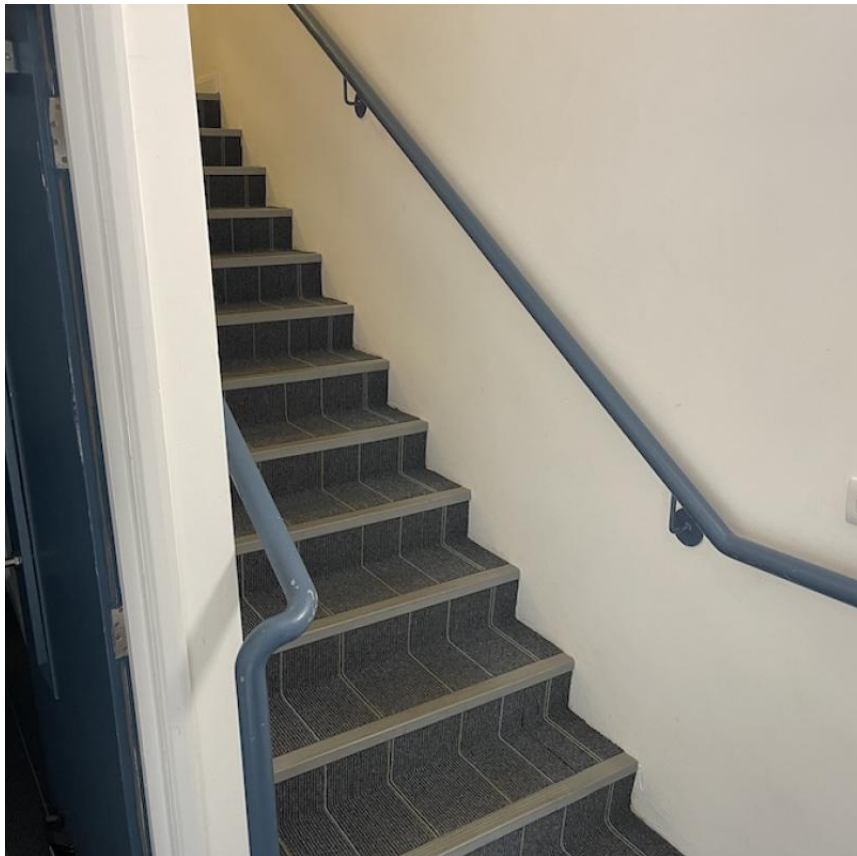


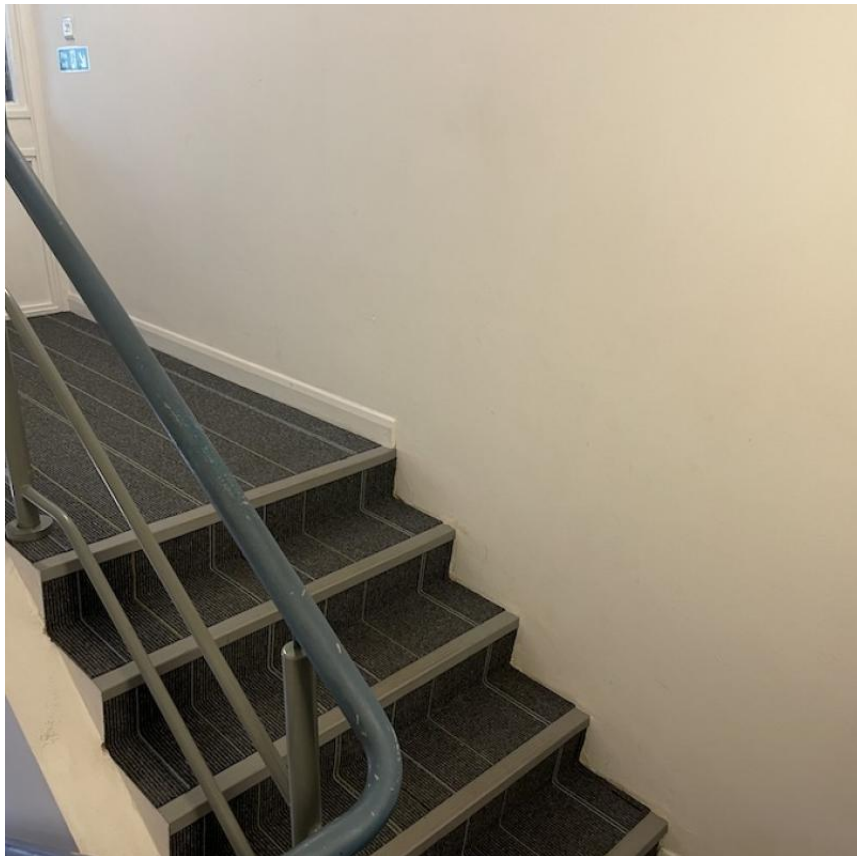


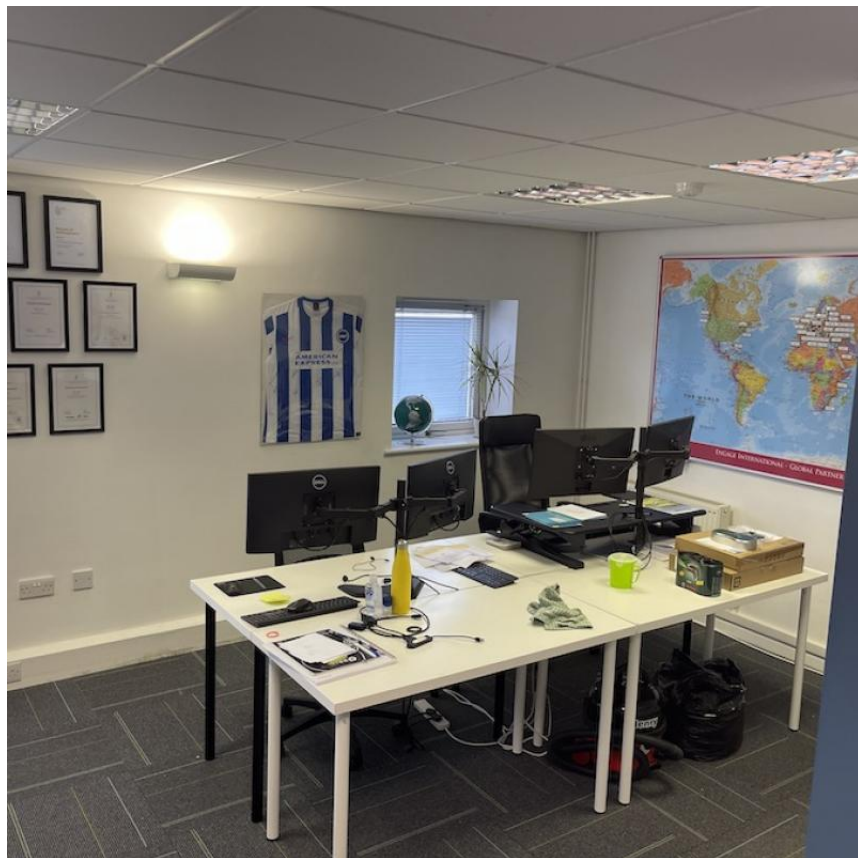


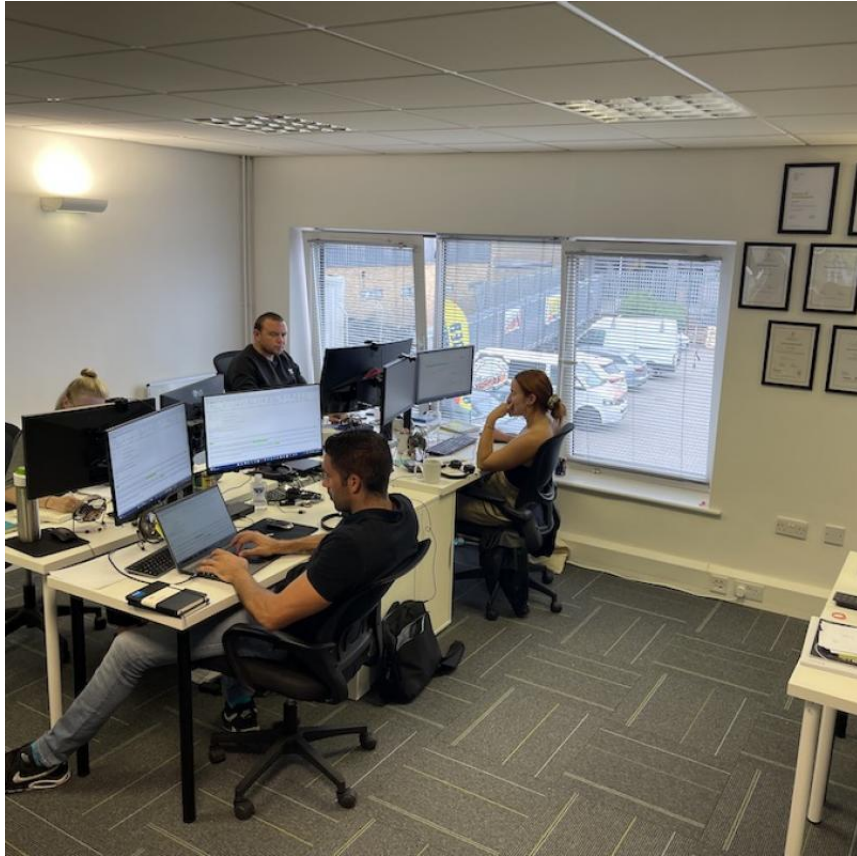














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