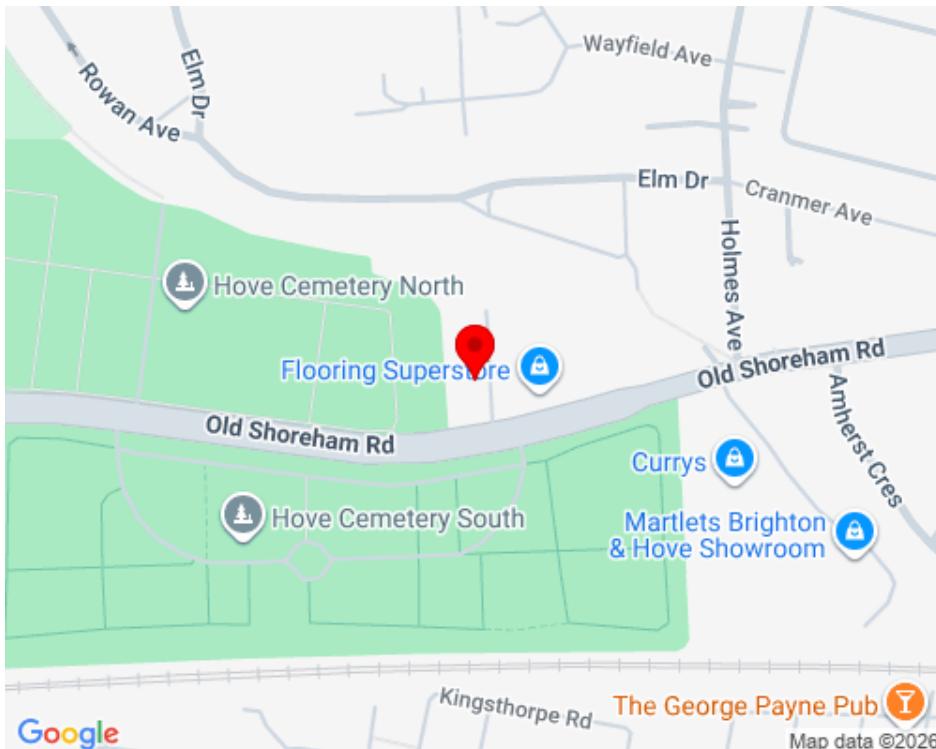


Unit 12, English Business Park, English Close, Hove, BN3 7ET

FOR SALE: END-OF-TERRACE 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 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.

Ideal investment or owner occupation.

## Key Features

- Modern & Professional Office
- Ideal Investment or Owner Occupation
- Multiple Reserved Parking Spaces
- 0.4 miles to Aldrington Station (9-minute Walk / 3-minute Cycle)
- From 2,135 sq ft to 4,270 sq ft Available

## Accommodation

End-of-terrace office building with a front parking area for four 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 11 adjacent to total 4,270 sq ft (396.7 m<sup>2</sup>).

## Marketing Photos and Videos

<https://we.tl/t-7bGJkohLOC>.

## Amenities

- Fitted carpets to most floors and common parts
- Suspended ceilings with strip fluorescent lighting
- Perimeter trunking
- Air conditioning
- 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
- 4 parking spaces

## Price

Unit 12 Guide Sale Price - £485,000 (Four Hundred and Eighty-Five Thousand Pounds).

Unit 11 Guide Sale Price - £475,000 (Four Hundred and Seventy-Five Thousand Pounds).



Both units are subject to contract and full vacant possession.

## Viewing Arrangements

## 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.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.















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