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Units 11 & 12, English Business Park, English Close, Hove, BN3  
7ET

TO LET: PROFESSIONAL OFFICES WITH PARKING ON FLEXIBLE TERMS

# LOCATION



English Business Park offers a smart and accessible setting for small businesses seeking self-contained, single-floor office space. Situated on the western side of Hove, the property forms part of a well-established business hub just off the A270 Old Shoreham Road. Portslade is approximately one mile to the West, while Hove town centre lies around one mile to the South East.

The park enjoys excellent transport links, with the A27 Brighton bypass, and onward access to the A23, easily reached via the nearby Hangleton link road. Aldrington Station (9-minute walk / 3-minute cycle) is within easy reach, and surrounding businesses include Majestic Wines, Setyres and Hove Fire Station. The large Sainsbury's superstore is also just a short drive away, adding to the area's convenience for staff and visitors alike.

## Description

A rare opportunity to occupy high-quality office space within the established English Business Park in Hove, offered on an all-inclusive basis.

The property is arranged over three floors (Ground, First and Second), each featuring modern amenities, a professional finish, and ready for immediate occupation. Each floor also benefits from a dedicated parking space.

## Key Features

- Modern, Self-Contained Office Space
- Available on Flexible, All-Inclusive Terms
- From 650 sq ft (60.4 m2)
- Dedicated Parking Space per Floor
- Close to A27, Old Shoreham Road & Aldrington Station (9-minute Walk / 3-minute Cycle)

## Accommodation

Units 11 & 12, English Business Park, provide the following self-contained floor areas:

Ground Floor: 650 sq ft (60.4 m2)

First Floor: 745 sq ft (69.2 m2)

Second Floor: 740 sq ft (68.7 m2)

**Total Office Accommodation: 2,135 sq ft (198.3 m2)**

## Amenities

- Fitted Carpets to most floors and communal areas
- Suspended Ceilings with integrated fluorescent lighting
- Perimeter Trunking for power and data cabling
- Gas-Fired Central Heating System (GFCH)
- Entry Phone System on each floor
- Double-Glazed, Powder-Coated Windows
- Fully Fitted Galley-Style Kitchens
- Multiple W/Cs and Shower Facilities
- Modern Open-Plan Layout with some private partitioned offices
- Up to 7 Dedicated Parking Spaces Available

## Lease

A new lease is offered for a term to be negotiated to be granted outside the provisions of the Landlord & Tenant Act 1954 (as amended).

**All-Inclusive Rent** - £17 per sq ft, inclusive of rent, building insurance, and service charges. Utilities are payable separately by the tenant.

### Unit 11

Ground Floor: £11,000 per annum

First Floor: £12,500 per annum



Second Floor: UNDER OFFER

### Unit 12 (Corner)

Second Floor: £12,500 per annum

### Rent Review

By negotiation.

### Repairing Liability

Full Repairing & Insuring by way of service charge contribution.

Included within the rental quoted.

### Business Rates

Local Authority: Brighton & Hove City Council

Description: Offices and Premises

- Ground Floor Unit 11 - RV £9,450
- First Floor Unit 11 - RV £11,750
- Second Floor Unit 11 - RV £8,900
- Ground Floor Unit 12 - RV £9,450
- First Floor Unit 12 - RV £9,900
- Second Floor Unit 12 - RV £7,450

### 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 incurred.

### Viewing Arrangements

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

























GET IN TOUCH  
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