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Second Floor, Unit 7, English Business Park, Hove, BN3 7ET

TO LET: SECOND FLOOR OPEN-PLAN OFFICE SUITE WITH PARKING

LOCATION



Unit 7 forms part of English Business Park, a well-established and smartly presented commercial estate located just off English Close, to the west of central Hove. Positioned north of the A270 (Old Shoreham Road), the park sits within a recognised business district popular with office, trade, and professional occupiers. Nearby operators include Setyres, Majestic Wines, Carpetright, Hove Fire Station and the Sussex Police Headquarters.

The area is well served by transport links, with the A27 and A23 easily accessible via the Hangleton Link Road, providing fast connections to the wider Sussex region and beyond. Aldrington Station is approximately a 9-minute walk to the south, while Portslade Station and Hove Station are also within a short drive. Numerous bus routes serve the surrounding area, and there is ample retail provision nearby, including the large Sainsbury's superstore on Old Shoreham Road, ideal for staff and visitor convenience.

Description:

The accommodation comprises a well-presented open-plan office suite benefiting from excellent natural light, perimeter trunking, gas-fired central heating, and double-glazed windows. The floor also benefits from an entry phone system, WC and shower facilities, one allocated parking space, and access to 14 visitor parking bays within the estate.

The space is ideally suited to a variety of office, studio, consultancy, or other professional business uses and forms part of the established and popular English Business Park commercial estate.

Key Features:

- Well-Presented Open-Plan Office Suite
- One Allocated Parking Space with Exclusive EV Charging Point, Together with 14 Visitor Parking Bays
- WC and Shower Facilities
- Flexible Leasing Terms Available

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Second Floor	59455.18	Total	59455.18
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Rent:

£18 per sq ft inclusive of rent, estate charge, service charge and building insurance. The tenant will be responsible for all utilities,

including electricity, gas and water.

Terms:

Available by way of a new lease on flexible terms.

Quoting Rent: £18 psf inclusive of rent, estate charge, service charge and building insurance.

The tenant will be responsible for all utilities, including electricity, gas and water.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

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

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.







GET IN TOUCH
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