



**Unit 7, Hove, BN3 7ET**

UNIT 7 COMPRISSES A VERSATILE THREE-STOREY BUSINESS UNIT SUITABLE FOR A WIDE RANGE OF OFFICE, STORAGE, OR HYBRID COMMERCIAL USES.

# LOCATION



## Key Features:

- Versatile Office, Storage or Hybrid Use
- Dedicated Loading Access via Roller Shutter Door
- Exclusive EV Charging Point and Three Demised Parking Spaces
- Well-Presented Across Three Floors

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 52.21 sq m (562 sq ft)

First Floor: 53.61 sq m (577 sq ft)

Second Floor: 55.18 sq m (594 sq ft)

**Total:** 161.00 sq m (1,733 sq ft)

## Rent:

£27,750 per annum

## Service Charge:

1200 per annum

## VAT:

VAT is Applicable

## Legal Fees:

Each party to bear their own costs









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