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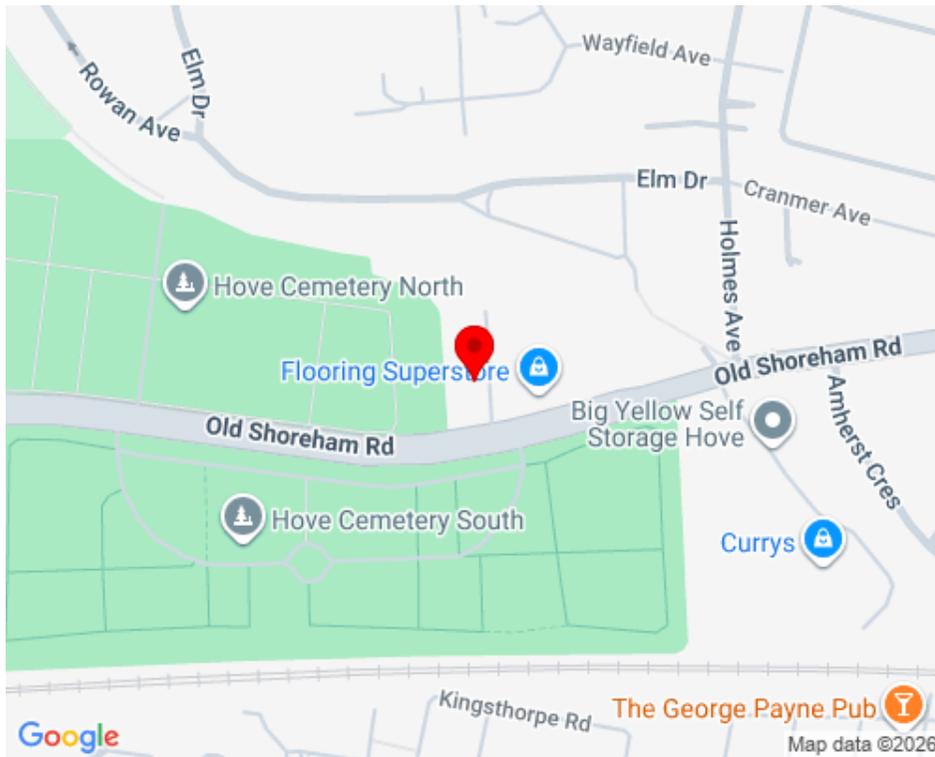
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Unit 7, English Business Park, Hove, BN3 7ET

TO LET: FLEXIBLE THREE-STORY BUSINESS UNIT AVAILABLE AS A WHOLE OR FLOOR-BY-FLOOR

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:

Unit 7 offers flexible commercial accommodation arranged over three floors, combining functional ground floor storage with well-presented office space above. The property is suitable for office, trade counter, storage or hybrid occupiers.

The ground floor provides mainly open-plan space with a rear office and WC, front and rear access, and a roller shutter for loading, while the upper floors offer bright office accommodation with integrated lighting, perimeter trunking, gas-fired central heating and double glazing, plus a fitted kitchenette, additional WC and shower, and entry phone access on each level. The unit also benefits from three allocated parking spaces and further visitor parking within the estate.

Key Features:

- Versatile Office, Storage or Hybrid Use
- Dedicated Loading Access via Roller Shutter Door
- Exclusive EV Charging Point and Three Demised Parking Spaces
- Flexible leasing - Whole or Floor-by-Floor Options Available

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor56252.21First
Floor57753.61Second Floor59455.18Total1,733161.00

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.

The premises are available as a whole or on a floor-by-floor basis, subject to agreement.

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
gravesjenkins.com



Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com



BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB