

# INDUSTRIAL/WAREHOUSE UNIT WITH ONSITE PARKING

4,350 sq. ft (404 sq. m)



**Oakley**

Your Sussex Property Expert



## Unit 1, Quayside, Basin Road South, Hove BN41 1WF

- Onsite parking
- Roller shutter door
- Easy access to A259 South Coast Road
- Part of Shoreham Port Authority portfolio

**TO LET**



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## LOCATION

The property is on the waterside Harbour Arm of Shoreham Port, conveniently accessed off the A259 South Coast Road (Kingsway) via Wharf Road, which leads to Basin Road South. The premises can also be reached via a pedestrian stairway leading from Kingsway and is well placed for access to the Boundary Road/Station Road shopping area of Portslade, which is approximately 400 metres to the northwest. Portslade railway station is situated at the northern end of Station Road/Boundary Road with Brighton city centre approximately 2 miles to the east.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN41 1WF**.

## DESCRIPTION

The property is arranged as a single large rectangular unit accessed via an electric roller shutter door (3.5m wide) which fronts onto Basin Road South. The unit is an ideal storage facility and has an internal height of approximately 3m, a single office with kitchenette, concrete floor, strip lighting and shared WC facilities. Parking is available in a car park to the west of the unit.

## ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Ground floor</i>	<i>4,350</i>	<i>404</i>
<i>Total</i>	<i>4,350</i>	<i>404</i>

## GUIDE RENT

£45,000 per annum exclusive.

## VAT

VAT will be chargeable on the rent.

## TENANCY

A new lease is available on an internal repairing lease for a term to be agreed.

The landlords do not charge a service charge although there is a contribution towards building insurance.

## BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £31,750. The Small Business Rate for the current financial year (2023/2024) is 49.9p in the £ making the Rates payable approx. £15,843.

## ENERGY PERFORMANCE RATING

The premises has an EPC rating of D - 76.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.

## CONTACT



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