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The Kitchen and Joinery Specialists

Brewers

TO LET

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WOODWORK

CROWN
PAINTS

EURO
CAR PARTS

TOOLSTATION

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JOHNSTONE'S

TRADE UNIT WITH ENCLOSED YARD BECOMING AVAILABLE ON SOUGHT-AFTER TRADE ESTATE
5,369 FT (498.79 SQ M) – PRELIMINARY DETAILS
B4/B5, Portland Business Park, Portland Road, Hove, East Sussex, BN3 5RY

LOCATION

Portland Road Business Park is situated in Portland Road at its junction with Olive Road to the west of Hove Town Centre. The business park is accessible from the A27 Brighton by-pass via the Hangleton link road, Old Shoreham Road and Olive Road.

DESCRIPTION

Portland Business Park, which was completed in 1997, comprises a development of 15 trade counter, industrial and warehouse units on a well managed estate with good car parking and loading facilities. Other occupiers on the estate include Screwfix, Benchmarx, Toolstation, LKQ Euro Car Parts, C.Brewers & Son, Crown Paints and Yesss Electrical. Unit B4/B5 is an end-of-terrace unit of steel portal frame construction with brick and block work and steel profile clad elevations under a pitched insulated roof with roof lights. To the side is an enclosed yard.

ACCOMMODATION (GROSS INTERNAL AREA)

The unit comprises:

	SQ FT	SQ M
Ground Floor Warehouse & WCs	5,369	498.79
TOTAL	5,369	498.79

AMENITIES / OPPORTUNITY

- Eaves height 5.6m.
- Parking for 14 cars
- WC facilities
- Gas supply
- Two up-and-over loading doors

RENT

On application.

TERMS

A new FRI lease for a term of 10 year subject to an upwards-only rent review in the 5th year.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £95,500.00.

VAT

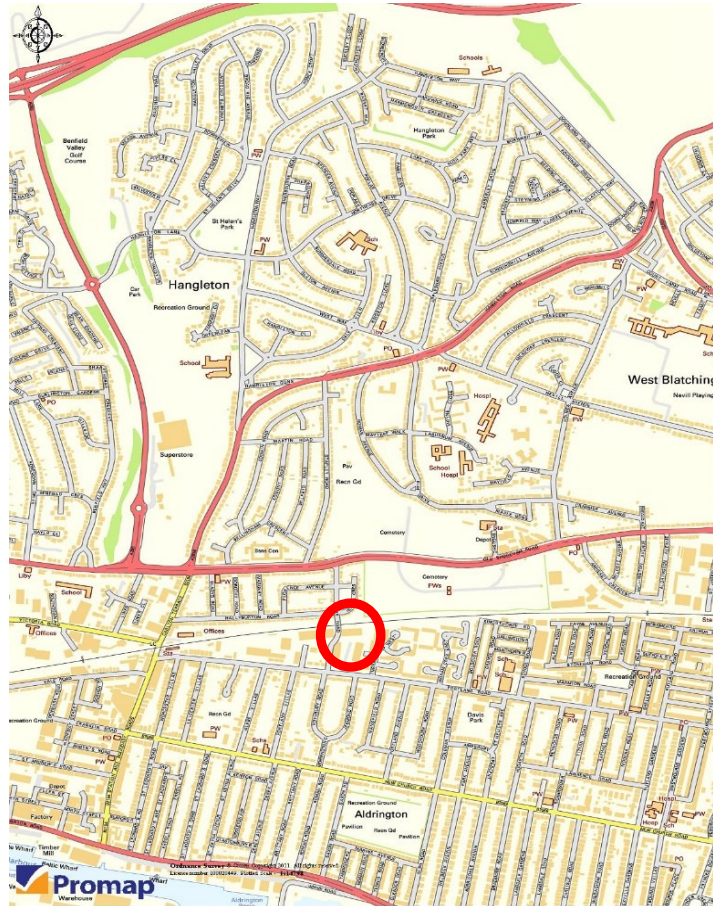
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The unit has an EPC rating of C-66.



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