

# NEWLY BUILT CLASS E UNIT

1,504 sq. ft (139.71sq. m)



**Oakley**

Your Sussex Property Expert



**TO LET**

## Unit 39A, The Hove Dairy, The Droveway, Hove BN3 6LW

- New build
- Class E unit
- Shell finish
- Ready for tenant fit out
- Unique opportunity
- Unit available immediately
- Prominent roadside location

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## LOCATION

Located in the sought-after region of Hove, the converted dairy offers not only a unique living and working experience but also unparalleled access to Brighton & Hove's many landmarks, amenities, and vibrant cultural scene. The property is a 15-minute walk from Hove railway station and a 5-minute walk from Hove Park. A dedicated website for the development can be found at: <https://www.thehovedairy.co.uk/>

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 6LW.

## DESCRIPTION

Once a working dairy farm, this property has been meticulously renovated to showcase its rich history while incorporating modern amenities. Every inch of the dairy has been treated with respect, ensuring that original features like exposed beams, brickwork, and original flint work.

This exciting new development which consists of five Class E units laid out over two floors, will be completed to a base 'shell and core' specification, ready for your own fit out, enabling tenants to create their own unique space for their business needs. Unit 39A is the last unit to be offered and is in the most prominent roadside position.

## ACCOMMODATION

The accommodation comprises of the below approximate floor areas:

|              | SQ.FT        | SQ.M          |
|--------------|--------------|---------------|
| Ground Floor | 763          | 70.84         |
| First Floor  | 741          | 68.87         |
| <b>Total</b> | <b>1,504</b> | <b>139.71</b> |

## RENT

Guide rent is £32,000 per annum.

## TENURE

The unit is available to let on terms to be agreed.

## SERVICE CHARGE

The service charge is anticipated to be circa £2,000 per annum.

## VAT

VAT may be chargeable.

## USE / PLANNING

We understand the premises fall within class 'E'. The tenant is to make their own enquiries to ensure their use falls within this use class.

## BUSINESS RATES

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is to be confirmed upon completion of fit out.

## LEGAL FEES

Each party is responsible for their own legal fees.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



**James Hamblyn**

01273 627 411

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All plans, maps and drawings are not to scale and are for identification purposes only

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## GROUND FLOOR



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## FIRST FLOOR



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