

# LIGHT INDUSTRIAL UNIT WITH PARKING

1,985 sq. ft (184.38 sq. m)



**Oakley**

Your Sussex Property Expert



## Unit 2 Sussex House Business Park, 272 Old Shoreham Road, Hove BN3 7DX

- Rarely available light industrial/warehouse unit
- 3 phase electricity supply
- On site parking
- Sliding shutter doors and separate pedestrian access
- Direct access off A270
- Immediate availability

**TO LET**

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## LOCATION

Sussex House Business Park is conveniently located off the A270 arterial road (known as the Old Shoreham Road). The immediate area is a mix of office and retail units supporting a wide range of different businesses within the Hove area. Nearby occupiers include Currys PC World, Martlets Furniture Store and Big Yellow Self Storage. The unit is within short walking distance of the Aldrington railway station. Bus services are frequent along the A270. Brighton is approximately 4 miles to the east, with Shoreham 4 miles to the west. A location plan and street view can be viewed online through Google Maps by typing in: BN3 7DX.

## DESCRIPTION

The unit is of brick and block construction with brick elevations under a profile steel sheeted roof. It has a sliding bi-folding door and a concrete floor. A separate pedestrian access leads into the warehouse area also. A staircase leads to the first-floor mezzanine level, currently configured as additional storage but has previously been laid out as office space. The unit benefits from a WC, loading door, fire alarm, intruder alarm and ample parking.

## ACCOMMODATION (GIA)

<i>Unit 2</i>	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Ground floor</i>	<i>982</i>	<i>91.24</i>
<i>Mezzanine first floor</i>	<i>1,003</i>	<i>93.14</i>
<b><i>Total</i></b>	<b><i>1,985</i></b>	<b><i>184.38</i></b>

## LEASE TERMS

The units are available to let on terms to be agreed.

## VAT

VAT will not be charged on the rent.

## GUIDE RENT

Offers are invited in the region of £22,000 per annum, exclusive.

## BUSINESS RATES

The Rateable Value from April 2025 provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £14,000. The Small Business Rate for the current financial year is 49.9p in the £ making the Rates Payable approx. £6,986.

## ENERGY PERFORMANCE RATING

The EPC for the unit is C 59.

## ANTI MONEY LAUNDERING REGULATIONS (AML & KYC)

We are required by Law to undertake KYC 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.



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