BUSINESS UNIT - TO LET 1,258 sq. ft (116.90 sq. m)





Unit 25, Hove Enterprise Centre, Basin Road North, Portslade BN41 1UY

- Rarely available light industrial unit
- Up and over roller shutter door and separate pedestrian access
- Direct access off A259
- On site parking available
- LED lighting

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LOCATION

The property is conveniently located in Basin Road North which is an established trading location. The immediate area is a mix of office and business units supporting a wide range of different businesses. Hove Enterprise Centre provides easy access to the Boundary Road/Station Road retail thoroughfare which in turn gives access to Portslade mainline railway station (services to Brighton, Gatwick Airport & London Victoria & London Bridge). Bus services are frequent along the A259 South Coast Road. There is also a pedestrian stairway leading from Kingsway down to Basin Road North. The beach front amenities are within walking distance.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN411UY**.

DESCRIPTION

The unit forms part of the business estate known as Hove Enterprise Centre, constructed and owned by Shoreham Port Authority. The unit is of steel framed construction under a profile steel sheeted roof with 20% light panels. The unit has a steel roller shutter door (2.48 x 2.12 m), double glazed windows, concrete floor, WC and is currently fitted as a vehicle wrapping facility. The unit can be adapted by an incoming occupier to create a larger open plan space.

ACCOMMODATION (GIA)

	SQ.FT	SQ.M
Ground floor	1,258	116.90
Total	1,258	116.90

LEASE TERMS

The unit is available To Let on a new standard estate lease, for a term to be agreed.

VAT

VAT will be charged on the rent.

RENT

Offers are invited in the region of £23,500 per annum, exclusive.

RENT DEPOSIT

A minimum 3 month rent deposit will be required, subject to status.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency <u>www.voa.gov.uk</u> is £19,500.

The Small Business Rate for the current financial year (2025/26) is 49.9p in the \pounds making the Rates Payable approx. \pounds 9,730.

ENERGY PERFORMANCE RATING

The unit has an EPC rating is B - 47.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.

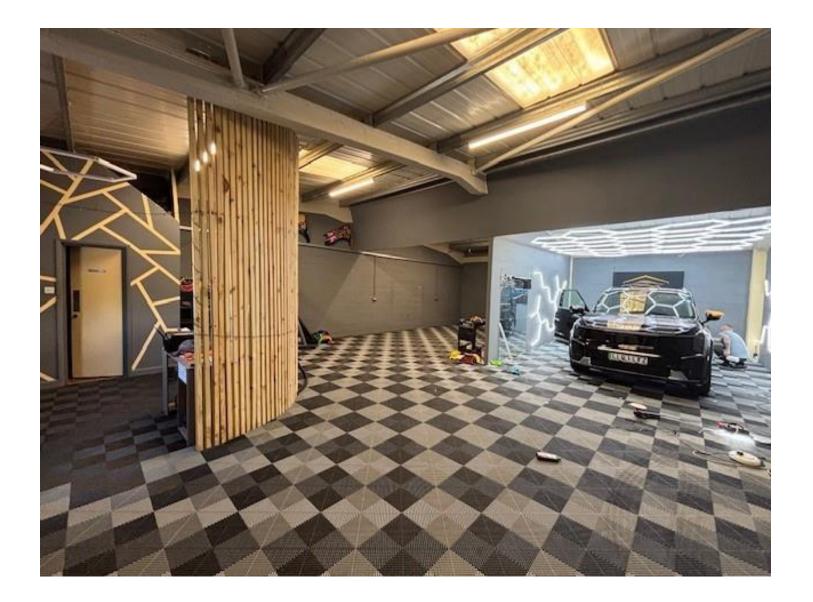


Main switchboard: 01273 688 882

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