

## BUSINESS UNIT - TO LET

1,258 sq. ft (116.90 sq. m)



**Oakley**

Your Sussex Property Expert

### 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

**TO LET**

Commercial & Residential Property throughout Sussex  
Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882 • Fax 01273 627419  
Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •  
Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

[www.oakleyproperty.com](http://www.oakleyproperty.com)

## 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: **BN41 1UY**.

## 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)

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Ground floor</i>	<i>1,258</i>	<i>116.90</i>
<i>Total</i>	<i>1,258</i>	<i>116.90</i>

## 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 [www.voa.gov.uk](http://www.voa.gov.uk) is £19,500.

The Small Business Rate for the current financial year (2025/26) is 49.9p in the £ making the Rates Payable approx. £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.



**David Marsh**

01273 054 583

[david.marsh@oakleyproperty.com](mailto:david.marsh@oakleyproperty.com)

Main switchboard: 01273 688 882

[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



**Oakley**

Your Sussex Property Expert





[www.oakleyproperty.com](http://www.oakleyproperty.com)

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



**Oakley**

Your Sussex Property Expert