



**MAKING
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SHW.CO.UK

TO LET

WAREHOUSE / LIGHT INDUSTRIAL UNIT – 2,474 SQ FT (229.83 SQ M)
Unit 2, St Josephs Business Park, Hove, East Sussex, BN3 7ES

DESCRIPTION

The unit forms part of modern industrial and warehouse units. The unit is of steel portal frame construction with part brick/block and profile steel sheet clad elevations.

LOCATION

St. Joseph's Business Park is located approximately 100 yards from the A270 Old Shoreham Road, close to Homebase. It is within 2 miles of the A27, Brighton by-pass which in turn links to the A23 and the national motorway network. Central Hove and its retail outlets are within 1 mile and Hove mainline Railway Station is within ½ mile which provides a frequent service to London Victoria. Other occupiers on the estate include: Heating & Plumbing Supplies, British Red Cross and Parker Building Supplies.

TENURE

The premises are available on a new FRI lease for a term to be agreed.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	2,033	188.87
Mezzanine	441	40.97
TOTAL	2,474	229.84

(Gross Internal Area)

AMENITIES / OPPORTUNITY

- Electric operated loading door
- Separate pedestrian access
- WC facilities
- Three phase electricity
- Store at first floor 441 sq ft
- Parking for 3 cars

RENT

£55,665 PAX

RATES

We have been informed by the local authority that the premises have a rateable value of £31,750 (2023 List).

VAT

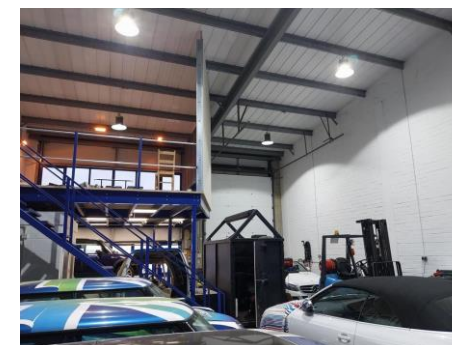
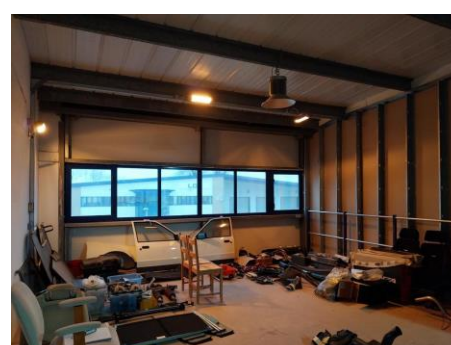
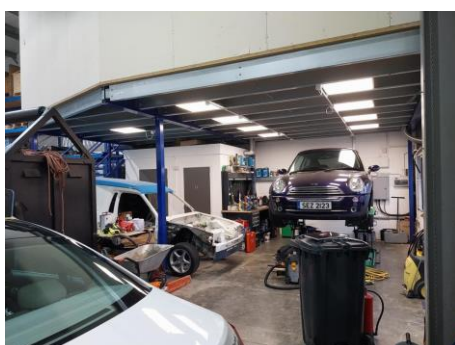
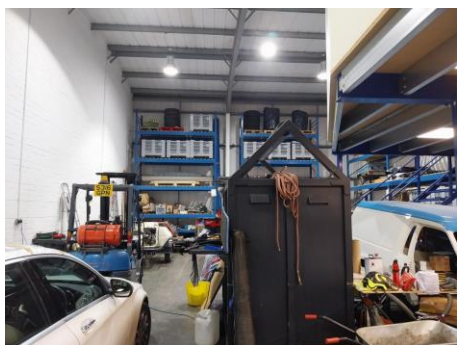
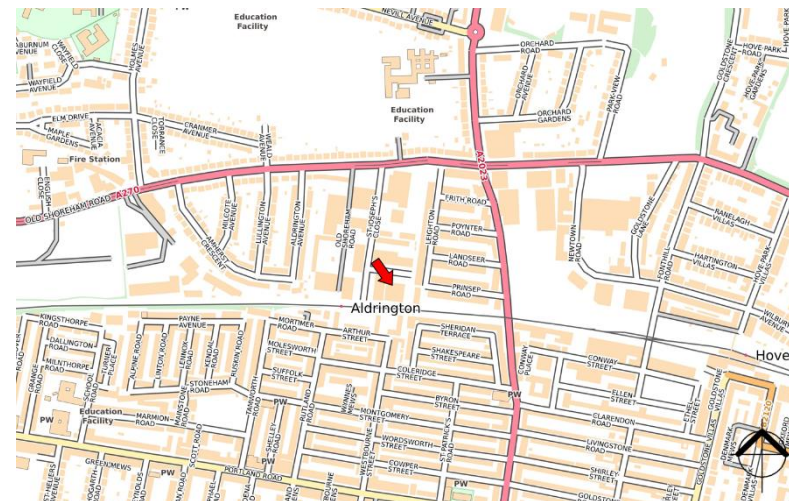
VAT is chargeable on the terms quoted

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



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