



Industrial Units

Established Business Park just off the Old Shoreham Road, Hove

Units 2 & 3 Sussex House Business Park

272 Old Shoreham Road, Hove, BN3 7DX

Industrial / Warehouse

FOR SALE

979 to 4,206 sq ft

(90.95 to 390.75 sq m)

- Two adjoining and interconnected units
- Benefits from 3 phase electricity
- Air conditioning units
- Parking
- Loading facilities

Units 2 & 3 Sussex House Business Park, 272 Old Shoreham Road, Hove, BN3 7DX

Summary

Available Size	979 to 4,206 sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Forming part of an established business park just off the Old Shoreham Road, Hove. The A27, A23 and various amenities of the Brighton & Hove conurbation are conveniently accessible.

Description

A rare opportunity to purchase this freehold warehouse investment with vacant possession. Alternatively, the units are available To Let on new lease terms.

The premises comprises two adjoining and interconnected units, extended internally by way of mezzanine floors. The unit benefits from 3 phase electricity, air conditioning units, parking and loading facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	EPC
Unit - 2 Ground Floor	979	90.95	C (59)
Unit - 2 Mezzanine	1,009	93.74	-
Unit - 3 Ground	1,113	103.40	C (53)
Unit - 3 Mezzanine	1,105	102.66	-
Total	4,206	390.75	

Rateable Value

Rateable Value £32,250 (both units have been combined)

Terms

The units are available individually or combined. Offers for the freehold interests are invited in the region of the following guide figures:

Unit 2 – OIRO £260,000

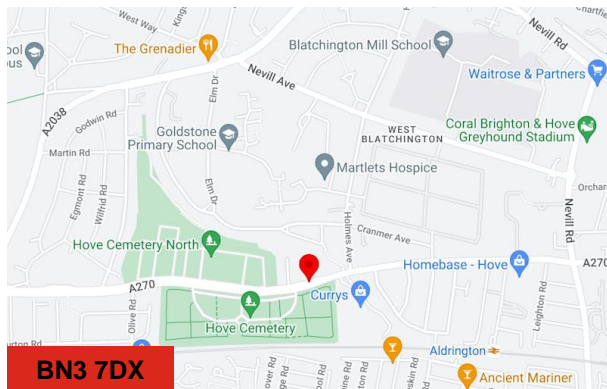
Unit 3 – OIRO £290,000

We are also marketing these units To Let

Offers on a rental basis are invited in the region of the following guide figures:

Unit 2 – OIRO £18,500 per annum exclusive

Unit 3 – OIRO £21,500 per annum exclusive



Viewing & Further Information



James Haywood

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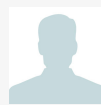
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