

FREEHOLD



Office (EPC Rating: )

## UNIT 12, ENGLISH BUSINESS PARK ENGLISH CLOSE, HOVE, BN3 7ET

# £485,000

**ASTON  
VAUGHAN**  
Sales and Lettings



# 0 Bedroom Office located in Hove

The well-established English Business Park consists of 15 contemporary, self-contained office units equipped with convenient on-site parking for both tenants and visitors.

The nearly identical, three-story office buildings exude a professional and prominent presence, over Ground, First, and Second Floors with a range of modern amenities.

Ideal investment or owner occupation.

## Accommodation

End-of-terrace office building with a front parking area for four cars and allowing for the following floor areas:

Ground Floor: 650 sq ft (60.4 m<sup>2</sup>)

First Floor: 745 sq ft (69.2 m<sup>2</sup>)

Second Floor: 740 sq ft (68.7 m<sup>2</sup>)

Total Office Accommodation: 2,135 sq ft (198.3 m<sup>2</sup>)

Can be combined with Unit 11 adjacent to total 4,270 sq ft (396.7 m<sup>2</sup>).

## Amenities

Fitted carpets to most floors and common parts  
Suspended ceilings with strip fluorescent lighting  
Perimeter trunking  
Air conditioning units throughout  
Gas-fired central heating system (GFSH)  
Entry phone system  
Double-glazed white powder-coated windows  
Fully fitted galley kitchen facilities  
Multiple W/C and shower facilities  
Open-plan modern office suite arrangement with some cellular partitioning  
4 parking spaces

## Price

Unit 12 Guide Sale Price - £505,000 (Five Hundred and Fifty Thousand Pounds).

Unit 11 Guide Sale Price - £495,000 (Four Hundred and Ninety-Five Thousand Pounds)

Both units are subject to contract and full vacant possession.

## Business Rates

Local Authority: Brighton & Hove City Council

Description: Offices and Premises

Current Rateable Value (1 April 2023 to present): £-  
To be confirmed.

## VAT

The property is elected for VAT, therefore VAT is chargeable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.



Council Tax Band

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.