





Office (EPC Rating: )

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

£485,000













# 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 Local Authority: Brighton & Hove City Council for four cars and allowing for the following floor areas:

Ground Floor: 650 sq ft (60.4 m2) First Floor: 745 sq ft (69.2 m2) Second Floor: 740 sq ft (68.7 m2)

Total Office Accommodation: 2,135 sq ft (198.3 m2)

Can be combined with Unit 11 adjacent to total 4,270 sq ft (396.7 m2).

#### **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**

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.

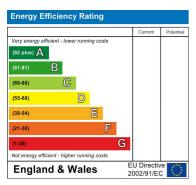






#### **Council Tax Band**

## **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.

