



MAKING
PROPERTY
WORK
SHW.CO.UK

PLUMBASE

EDMUNDSON
ELECTRICAL

HOWDENS

SCREWFIX

BENCHMARKX
The Kitchen and Joinery Specialists

Brewers

GAP

CAPITAL
HAIR & BEAUTY

TO
LET

City
WOODSTOCK

Vp Brandon Hire Station

EURO
CAR PARTS

JOHNSTONE'S

YESSS
ELECTRICAL

TOOLSTATION

**INDUSTRIAL AND WAREHOUSE – 2,670 FT (248.05 SQ M) – PRELIMINARY DETAILS – TRADE UNIT
BECOMING AVAILABLE – ON SOUGHT-AFTER TRADE ESTATE
A3, Portland Business Park, Portland Road, Hove, East Sussex, BN3 5RY**

LOCATION

Portland Road Business Park is situated in Portland Road at its junction with Olive Road to the west of Hove Town Centre. The business park is accessible from the A27 Brighton by-pass via the Hangleton link road, Old Shoreham Road and Olive Road.

DESCRIPTION

Portland Business Park, which was completed in 1997, comprises a development of 15 trade counter, industrial and warehouse units on a well managed estate with good car parking and loading facilities. Other occupiers on the estate include Screwfix, Benchmarx, Brandon Tool Hire, Euro Car Parts, C.Brewers & Son and Yesss Electrical. Unit A3 is a mid-terrace unit of steel portal frame construction with brick and block work and steel profile clad elevations under a pitched insulated roof with roof lights

ACCOMMODATION (GROSS INTERNAL AREA)

The unit comprises:

	SQ FT	SQ M
Ground Floor Warehouse & WCs	2,670	248.05
TOTAL	2,670	248.05

AMENITIES / OPPORTUNITY

- Eaves height 5.6m.
- Parking for 7 cars
- WC facilities
- Gas supply
- Up and over loading door

RENT

£66,750 pax.

TERMS

A new FRI lease for a term of 10 year subject to an upwards-only rent review in the 5th year.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £49,750.00.

VAT

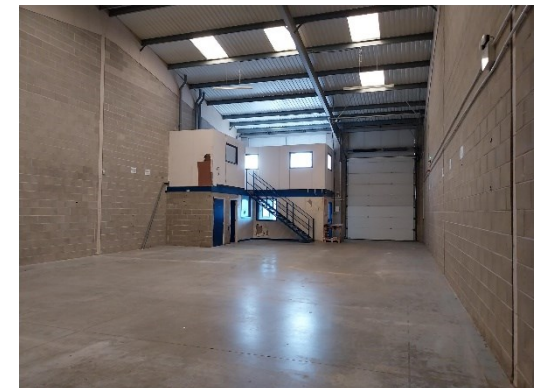
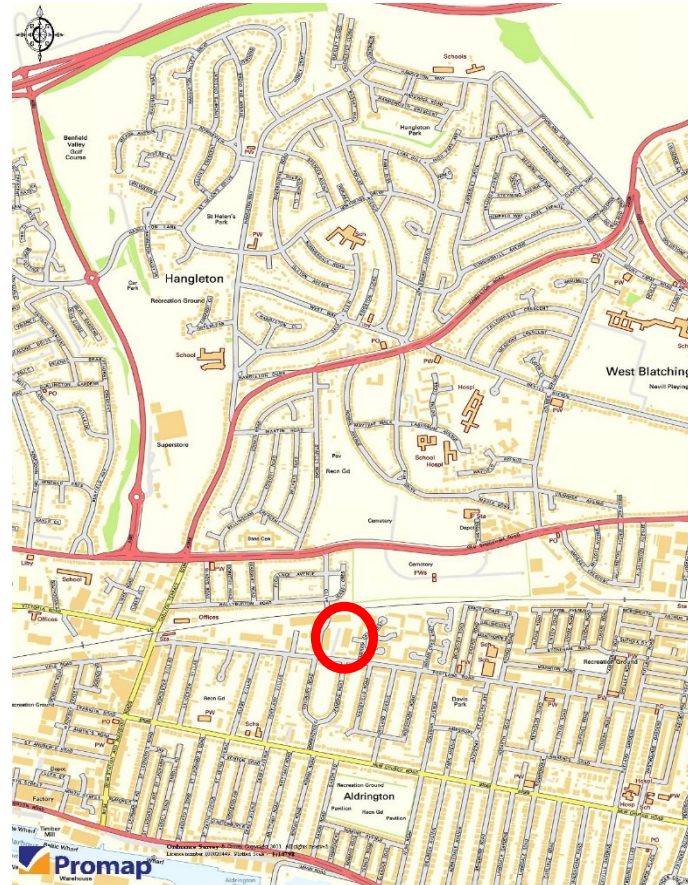
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The unit has an EPC rating of C-73.



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