



**MAKING
PROPERTY
WORK**
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

£58,139 PAX

RATES

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

VAT

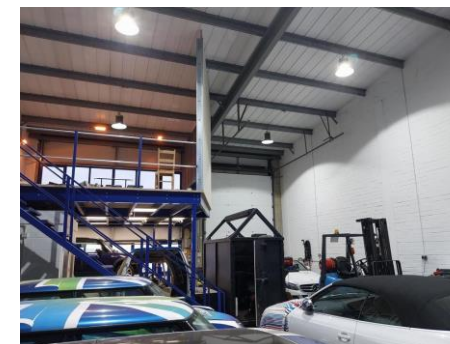
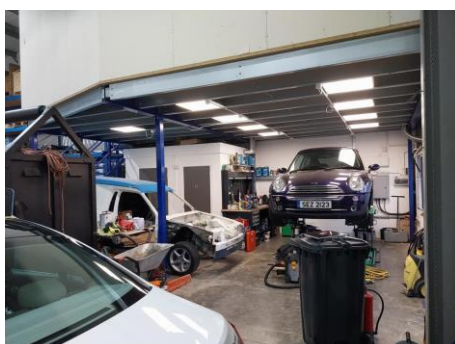
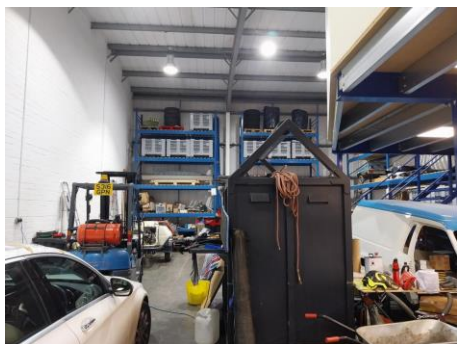
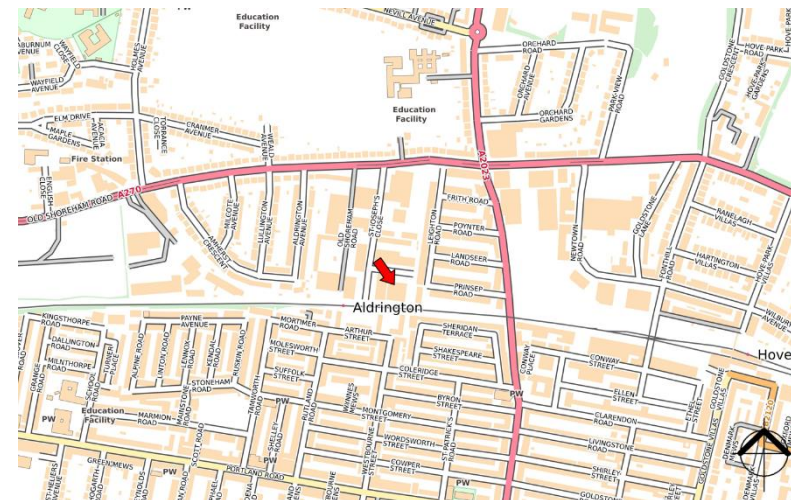
VAT is chargeable on the terms quoted

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



VIEWINGS – 01273 876 200

David Martin

t: 01273 876 212

e: dmartin@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fan/stratification systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316