

To Let

Unit 9
Industrial House
Conway Street
Hove
BN3 3LW



Location

Industrial House is situated in an established commercial area in central Hove and occupies a prominent corner site at the junction of Conway Street and Fonthill Road. Hove town centre is some 0.5 miles to the south and Brighton some 2 miles to the south east.

The location benefits from good road communications being within 500m of the Old Shoreham Road (A270). The A27 Brighton bypass is some 2.5 miles to the north west and the A259 around 1 mile to the south. The area is also well served by public transport, being within a few minutes walk of Hove railway station and many bus routes.

Description

Industrial House is a purpose built three storey business centre, which provides a mix of self-contained light industrial and storage units. It has a service yard and car park off Fonthill Road and a separate pedestrian entrance off Conway Street. The building benefits from a ground floor loading bay and goods lifts (1,000 kg) accessed off the service yard, together with male and female WC facilities on each floor.

Unit 9 is situated on the second floor and comprises a large open plan area with partitioned offices. The unit benefits from 3-phase power supply and 3 on-site parking spaces.

Accommodation

Unit 9	Sq Ft	Sq M
Second floor east	2,874	267.03



Terms

The unit is available by way of a new effectively full repairing and insuring lease to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

A mutual break option will be operable at any time upon giving 6 months written notice.

Rent

£27,500 per annum exclusive, payable quarterly in advance.

The service charge is included in the rent.

Business Rates

Rateable Value: £7,500

UBR: 2019/20: 49.1p

Applicable for 100% Small Business Rate Relief (subject to eligibility).

Legal Costs

The ingoing tenant is to pay a contribution of £350 towards the Landlord's legal costs.

EPC Rating

The Energy Performance Certificate Rating (EPC) is D (91).

A full copy of the EPC is available upon request.



For further information or an appointment please contact:

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