

# BUSINESS UNIT - TO LET

896 sq. ft ( 83.24 sq. m)



**Oakley**

Your Sussex Property Expert

## Unit 15 Hove Enterprise Centre, Basin Road North, Portslade BN41 1UY

- Rarely available light industrial/warehouse unit
- Roller shutter door and separate pedestrian access
- Direct access off A259
- On site parking available
- Waterside location

**TO LET**

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## LOCATION

The property is conveniently located in Basin Road North which is an established trading location. The immediate area is a mix of office and business units supporting a wide range of different businesses. Hove Enterprise Centre provides easy access to the Boundary Road/Station Road retail thoroughfare which in turn gives access to Portslade mainline railway station (services to Brighton, Gatwick Airport, London Victoria & London Bridge) and frequent bus services along the A259 South Coast Road. There is also a pedestrian stairway leading from Kingsway down to Basin Road North. The beach front amenities are within walking distance.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN41 1UY**.

## DESCRIPTION

The unit forms part of the business estate known as Hove Enterprise Centre, constructed and owned by Shoreham Port Authority. The unit is of steel framed construction under a profile steel sheeted roof with 20% light panels. The unit has a steel roller shutter door (2 x 2 m), double glazed windows, concrete floor, WC, and has most recently been used for processing and distribution. The unit is currently configured with partitioned offices but can be adapted by an incoming occupier to suit their requirements, subject to necessary consent.

## ACCOMMODATION (GIA)

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Ground floor</i>	<i>896</i>	<i>83.24</i>
<b><i>Total</i></b>	<b><i>896</i></b>	<b><i>83.24</i></b>

## LEASE TERMS

The unit is available To Let on a new standard estate lease, for a term to be agreed.

## VAT

VAT will be charged on the rental terms.

## GUIDE RENT

Offers are invited in the region of £17,900 per annum, exclusive.

## RENT DEPOSIT

A minimum 3 month rent deposit will be required, and a guarantor. Alternatively a higher deposit may be required, subject to status.

## BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £15,250.

The Small Business Rate for the financial year 2026/27 is 49.9p in the £ making the Rates Payable approx. £7,609.75.

## ENERGY PERFORMANCE RATING

The unit has an EPC rating of D-79.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



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