



FOR SALE

Unit 8, English Business Park
English Close, Hove, East Sussex, BN3 7ET



Key Features

- Comprising a ground floor store and two office floors
- Located in an established business location
- Easy access to A270 Old Shoreham Road
- Within a 10 minute walk of Aldrington Station
- Regular bus service close by
- For sale - freehold interest
- Guide price £475,000



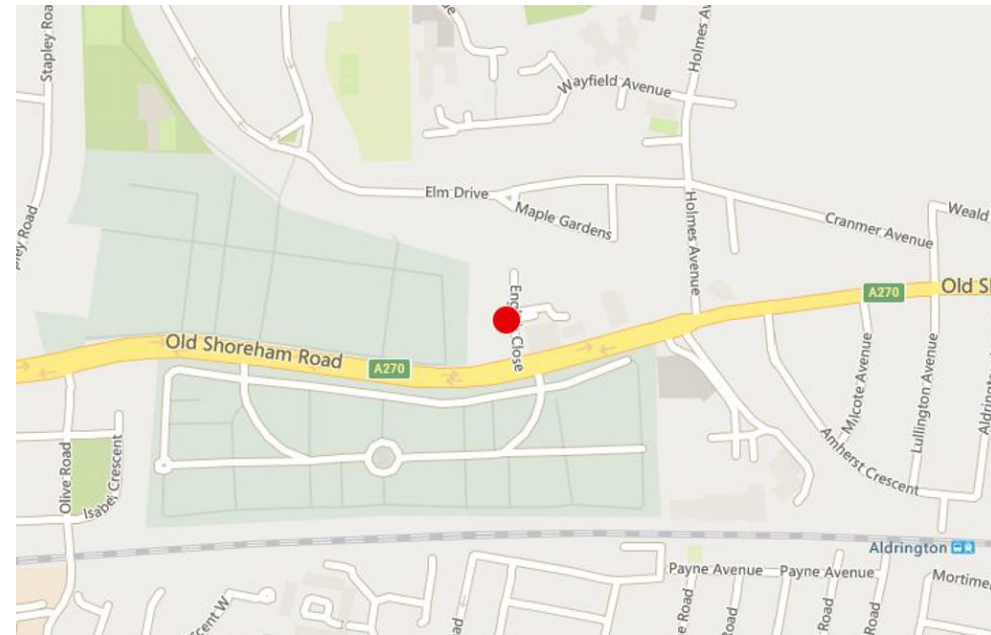


Location & Situation

The property forms part of the English Business Park in English Close which is located on the western side of Hove close to the A270 Old Shoreham Road in an established business location.

Portslade lies approximately one mile to the west and the centre of Hove is approximately one mile to the south east. The A27 Brighton by-pass, which in turn provides access onto the A23, is easily accessible via either the Hangleton link road.

There is a regular bus service along Old Shoreham Road with a bus stop close to the junction of Old Shoreham Road and English Close. Aldrington Station is in easy walking distance to the east of the property.





Description & Accommodation

The property comprises a three-storey purpose built modern office building, within an estate of approximately 12 units.

The ground floor is fitted out as a store which is predominantly open plan with front and rear personnel entrance and a 2.84m (w) x 2.621m (h) roller shutter to western elevation. The eaves height is 2.87m. It benefits from a painted concrete floor, blockwork party walls and LED strip lighting. There is also a DDA compliant WC and shower on this level.

The first and second floors are fitted out as open plan office accommodation and benefits from red carpets, LED lights, ceiling grid and tiles, perimeter power and data, gas heating and UPVC front and rear double glazed windows. There is also an integrated fully equipped kitchen on the first floor and a 2nd WC and shower on the 2nd floor.

There are 3 demised parking spaces and visitor parking to the front of the premises.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor	562	52.21
First Floor	626	58.16
Second Floor	626	58.16
Total	1,814	168.52





Rateable Value

Rateable Value: £21,000

EPC

A new EPC certificate is currently being prepared and will be available shortly.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.





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Terms

We have been instructed to market the property with vacant possession and quote a price of £475,000 for the freehold interest subject to contract.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

Nick Martin
n.martin@flude.com
01273 740381

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

26 September 2025

