



## Unit 7

English Business Park, English Close, Hove, BN3 7ET

**To Let: Three-storey  
business unit suitable for a  
wide range of office,  
storage, or hybrid  
commercial uses.**

**562 to 1,733 sq ft**  
(52.21 to 161 sq m)

- Versatile Office, Storage or Hybrid Use
- Dedicated Loading Access via Roller Shutter Door
- Exclusive EV Charging Point and Three Demised Parking Spaces
- Well-Presented Across Three Floors

# Unit 7, English Business Park, English Close, Hove, BN3 7ET

## Summary

<b>Available Size</b>	562 to 1,733 sq ft
<b>Rent</b>	£27,750 per annum exclusive
<b>Business Rates</b>	Upon Enquiry
<b>Service Charge</b>	£1,200 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B

## Description

Unit 7 offers flexible commercial accommodation arranged over three floors, combining functional ground floor storage with well-presented office space above. The property is suitable for office, trade counter, storage or hybrid occupiers.

The ground floor provides mainly open-plan space with a rear office and WC, front and rear access, and a roller shutter for loading, while the upper floors offer bright office accommodation with integrated lighting, perimeter trunking, gas-fired central heating and double glazing, plus a fitted kitchenette, additional WC and shower, and entry phone access on each level. The unit also benefits from three allocated parking spaces and further visitor parking within the estate.

## Location

Unit 7 forms part of English Business Park, a well-established and smartly presented commercial estate located just off English Close, to the west of central Hove. Positioned north of the A270 (Old Shoreham Road), the park sits within a recognised business district popular with office, trade, and professional occupiers. Nearby operators include Setyres, Majestic Wines, Carpetright, Hove Fire Station and the Sussex Police Headquarters.

The area is well served by transport links, with the A27 and A23 easily accessible via the Hangleton Link Road, providing fast connections to the wider Sussex region and beyond. Aldrington Station is approximately a 9-minute walk to the south, while Portslade Station and Hove Station are also within a short drive. Numerous bus routes serve the surrounding area, and there is ample retail provision nearby, including the large Sainsbury's superstore on Old Shoreham Road, ideal for staff and visitor convenience.

## Accommodation

Self contained accommodation comprising the following areas:

Floor/Unit	sq ft	sq m
Ground	562	52.21
1st	577	53.61
2nd	594	55.18
<b>Total</b>	<b>1,733</b>	<b>161</b>

## Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

## Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.



## Viewing & Further Information



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