



**EXPRESS HOUSE, 3 SCHOOL ROAD, HOVE, EAST SUSSEX,
BN3 5HX**

OFFICE / WAREHOUSE FOR SALE
5,373 SQ FT (499.17 SQ M)



**Vail
Williams**

Summary

Freehold For Sale - Vacant Possession

Two storey warehouse with offices & parking - suitable for alternative uses (STPC)

Available Size	5,373 sq ft
Price	Guide price
EPC Rating	Upon enquiry

- Detached two storey commercial premises for sale
- Ground floor warehouse with first floor office
- Off road secure parking /yard areas
- Located within a dense residential /mixed use area – suitable for re-development (STP)
- Suitable for range of future uses, subject to necessary consents
- WCs, kitchen and shower facilities
- Approx building area 5,373 sq ft (499 sqm) GIA
- Hove seafront ½ mile / Brighton city centre 2 miles

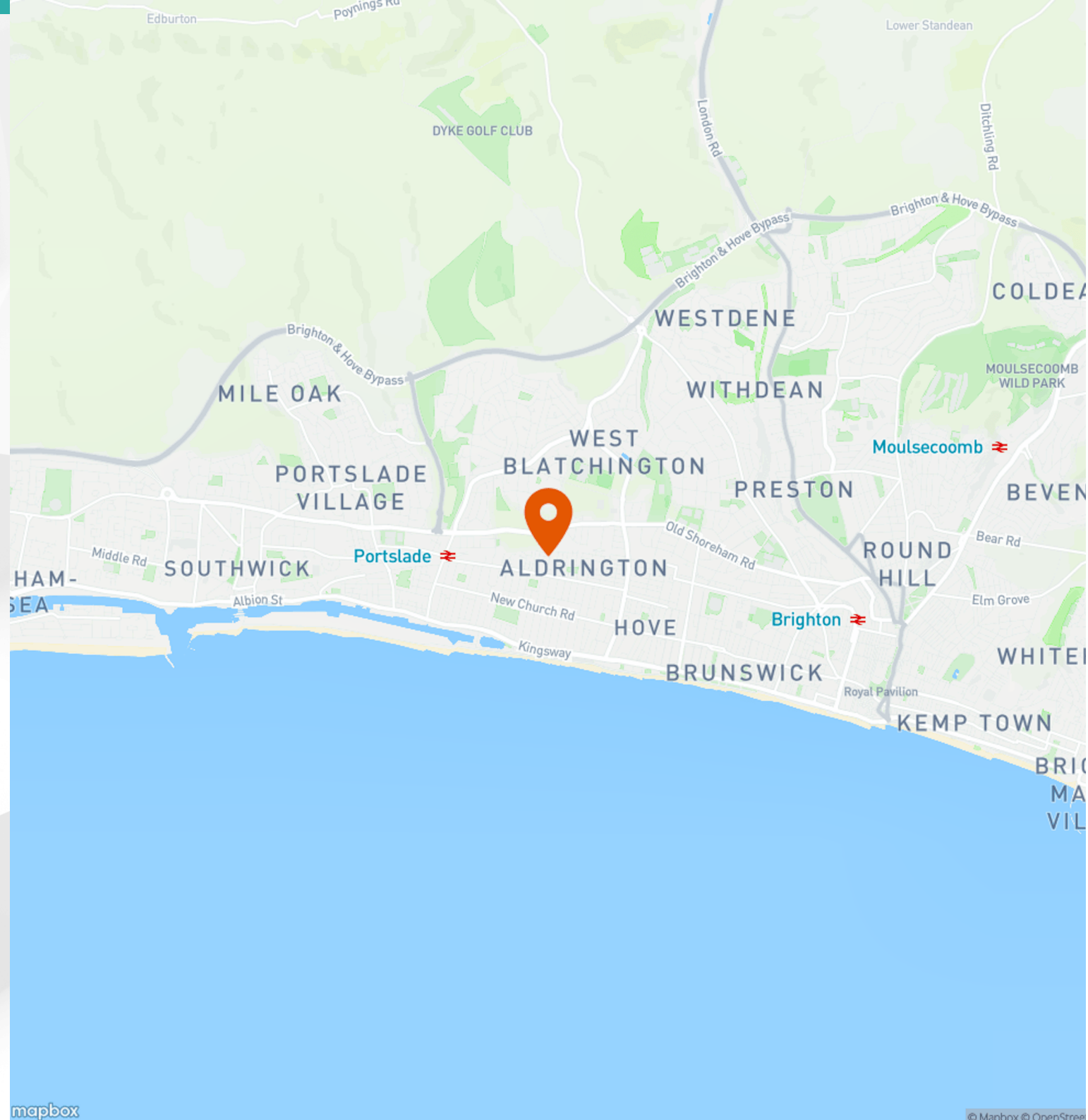


Location



Express House, 3 School Road,
3 School Road, Hove, East
Sussex, BN3 5HX

Hove is popular and refined seaside town located on the south coast, forming part of the city Brighton & Hove. The building is located on the corner of School Road and Milnthorpe Road, being amongst both commercial properties and residential and close to West Hove Infant School. Hove seafront is less than 0.5 miles to the south and local amenities are located close by at Blatchington Road where Sainsbury, Costa and a host of local independent shops/cafes are.





DO NOT STACK

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Further Details

Description

The property provides an existing established ground floor open plan warehouse with first floor office accommodation. Access is via two loading doors as well as separate entrance door leading to offices. There are driveways either side, providing useful yard space or secure parking for approx 5-6 cars. The first floor is divided into a series of office/meeting rooms together with kitchen, WCs and shower rooms. The building comprises a two storey detached warehouse building of approx. 5,373 sq ft GIA. The property has been established for over 30 years as commercial use (offices and storage warehouse) and occupied by a Sussex based catering company.

Accommodation

The accommodation comprises the following areas:

Name	Building Type	sq ft
Ground	Warehouse	2,736
1st	Office	2,637
Total		5,373

Tenure

Freehold sale with vacant possession. Our clients preference is to sell unconditional but will consider conditional offers that are clearly outlined with sensible timescale for completion. Title No. ESX84391

Services

There is gas central heating (not tested), electricity and mains water. Interested parties are advised to carryout their own inspection with regards to services on the site.

Data Room

A data room has been set up for further information. Email AHallvaxhiu@vailwilliams.com for access.







Enquiries & Viewings



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[View on our website](#)