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TO LET

TRADE COUNTER AND WAREHOUSE – 4,149 SQ FT (385.44 SQ M)

Unit 8, St Joseph's Business Park, Hove, BN3 7HG

DESCRIPTION

The unit is at the western end of a terrace of modern units at the entrance to the St Joseph's Park Business park development. The unit is of steel portal frame construction with part brick/block and profile steel sheet clad elevations.

It is currently fitted out with a trade counter area, an office, a small kitchenette and WC at the front, with a warehouse area to the rear. The current tenant has also installed a mezzanine storage area.

The unit will be available in its existing configuration or could be stripped back to a shell condition.

There is a parking area to the front of the unit for 2 cars.

LOCATION

St. Joseph's Business Park is located approximately 100 yards to the south of the A270 Old Shoreham Road, close to Homebase and Barkers and Stonehouse retail store. It is within 3 miles of the A27, Brighton by-pass which in turn links to the A23 and the national motorway network with access to Crawley and Gatwick to the north.

Central Hove and it's retail outlets are within 1 mile and Hove mainline Railway Station is within ½ mile which provides a frequent service to London Victoria.

Other occupiers on the business park include HPS, KDS Plumbing Supplies, Field Tyres and Parkers Building Supplies.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	2,410	223.89
Mezzanine	1,739	161.55
TOTAL	4,149	385.44

AMENITIES

- Full height up and over loading door
- Two WC's
- Separate pedestrian access leading to reception
- Three phase electricity

RENT

£57,840pax based on just the ground floor area or £68,274 pax to include the mezzanine floor.

RATES

Rateable value - £40,000 (2026)

VAT

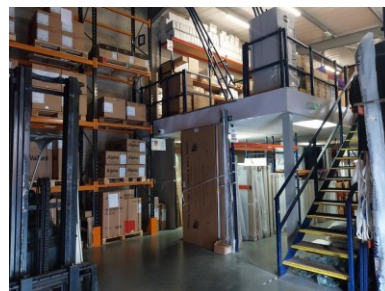
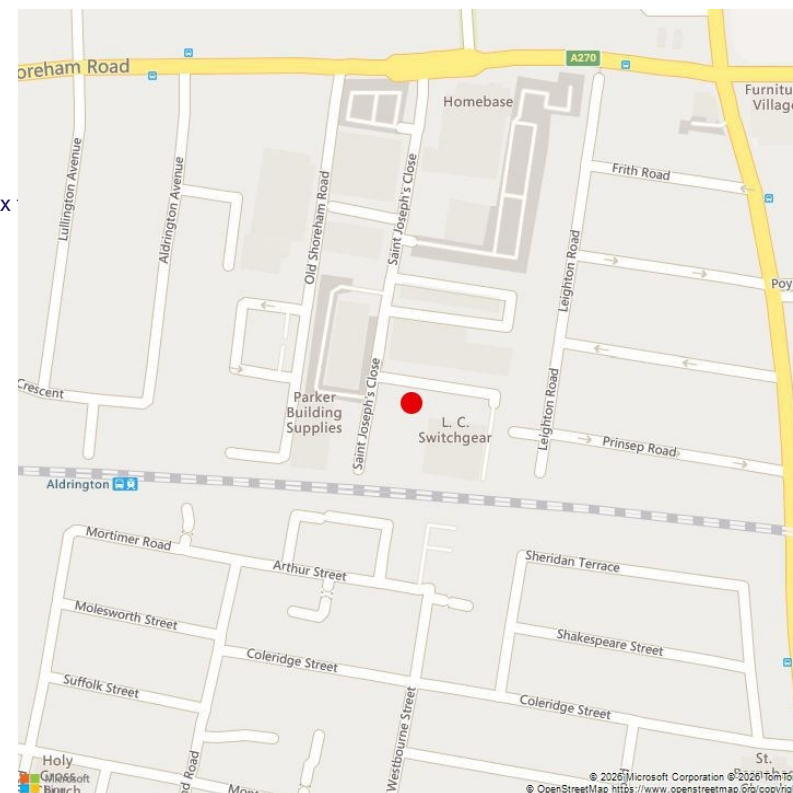
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of C -68

**VIEWINGS – 01273 876 200**

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