



## GF Floor Suite

Unit 5, English Business Park, Hove, BN3 7ET

**TO LET - GF Office Suite**  
**Rental £9,000pa**

**590 sq ft**  
(54.81 sq m)

- Newly Refurbished Suite
- Flexible Term Offered

# GF Floor Suite, Unit 5, English Business Park, Hove, BN3 7ET

## Summary

|                |   |
|----------------|---|
| Available Size | 590 sq ft   |
| Rent           | £1,000 per month  |
| Rates Payable  | £4,740.50 per annum<br>Small business rate relief should apply, so there will be no rates payable. Interested parties should make their own enquiries to confirm. |
| Rateable Value | £9,500  |
| Service Charge | Included within rental quoted   |
| Car Parking    | N/A   |
| VAT            | To be confirmed   |
| Legal Fees     | Each party to bear their own costs  |
| Estate Charge  | N/A   |
| EPC Rating     | C (72)  |

## Description

The building comprises of three suites across ground, first and second floors with main entrance door within a modern, purpose built office building.

The available suite is located on the ground floor, which is arranged to provide open plan office/ desk space, ready for immediate occupation with its own kitchenette space included, along with heating and great natural light.

## Location

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 the Hangleton link road

## Accommodation

The accommodation comprises the following areas:

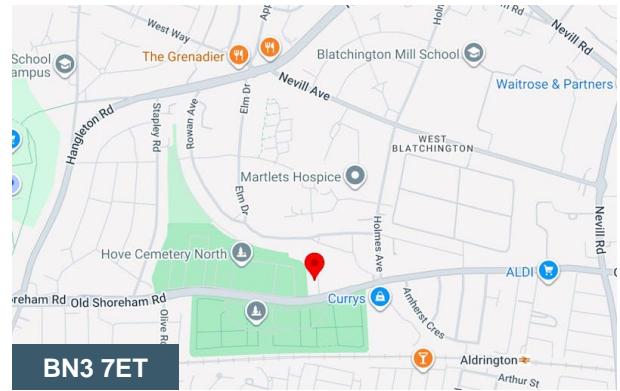
| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| Ground       | 600        | 55.74        | Available    |
| <b>Total</b> | <b>600</b> | <b>55.74</b> |              |

## Viewings

Viewings can be arranged via the Landlords Agents - Newlands Property.

## Terms

The suite is offered on a new lease or licence basis, asking rental £750pcm / £9,000pa.



## Viewing & Further Information



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