



Unit D, Cambridge Works
Cambridge Grove, Hove, East Sussex BN3 3ED

TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD / PARKING

Size 464.09 sq m (4,995 sq ft)

Key Features:

- Central Hove location
- Suitable for a variety of uses (STNC)
- Purpose built industrial units
- Within secure yard with parking
- Open plan workshops
- Roller shutters to each unit
- Additional office space available
- Forecourt & loading area
- Within a 5 minute walk of Hove Station
- Rent £75,000 per annum
- Available April 2022





Location Plans





Location

The property is situated within a busy commercial and residential area. It is accessed from the east off of Wilbury Villas and to the west off of The Drive. This is an established vehicular workshop area and this poses a good opportunity for this use. However other uses are likely to be suitable too. Hove train station and George Street are within walking distance.

Accommodation

The property comprises an L-shaped industrial, workshop and warehouse unit set within a good sized secure yard. The premises is split into various sections with roller shutter ground floor roller shutter access into each of the 4 front sections. There is also first floor office space running along the rear of the property.

We have measured the premises to have a Gross Internal Area of 464.09 sq m (4,995 sq ft).

EPC

We understand the property to have an EPC rating of D.

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.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rental of £75,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

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.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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