



**TO LET**

2nd Floor Unit 2, English Business Park  
English Close, Hove, East Sussex, BN3 7ET



## Key Features

- Open plan office accommodation with air conditioning
- Kitchen within the suite and WC facilities on the floor
- Ready for immediate occupation
- One allocated parking space plus visitor parking
- Established business location with easy access to the A270 Old Shoreham Road
- Within a 10 minute walk of Aldrington Station
- New lease available on flexible and inclusive terms
- Eligible for 100% small business rates relief (subject to status)
- Guide rent £15,000 per annum



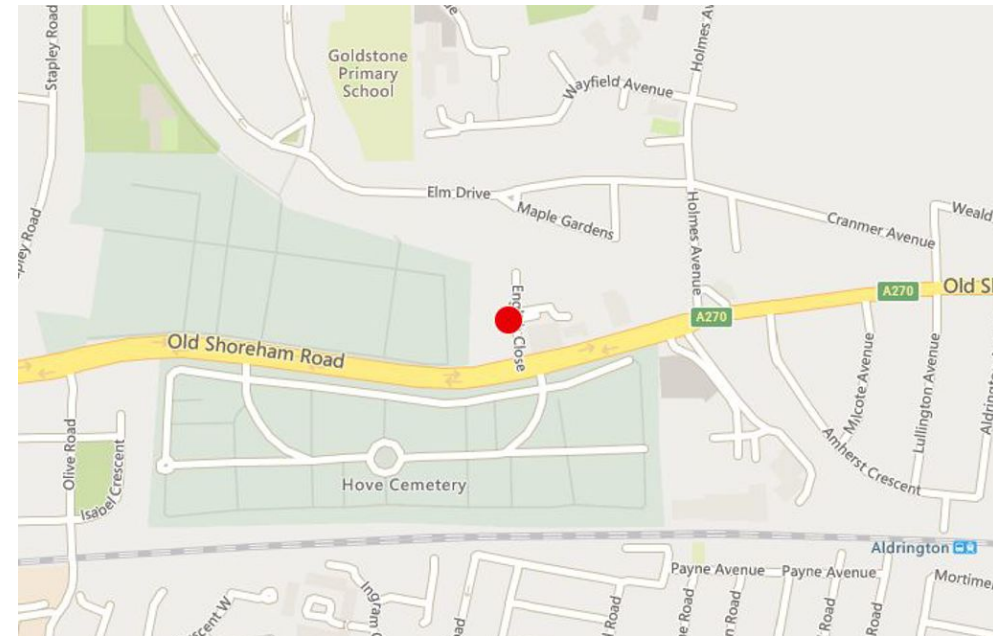


## Location & Situation

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 either the Hangleton link road.

There is a regular bus service along Old Shoreham Road with a bus stop close to the junction of Old Shoreham Road and English Close. Aldrington Station is in easy walking distance to the east of the property.





## Description & Accommodation

The property comprises second floor offices within a mid-terraced, three-storey office building, forming part of a modern development of approximately 12 units constructed in the early 2000s.

The accommodation is arranged as open plan office space and benefits from the following specification:

- Wall mounted air conditioning units
- One demised parking space together with visitor parking
- Fully fitted kitchen within the suite
- Perimeter trunking providing power and data points
- Gas fired central heating via wall mounted radiators
- WC facilities on the second floor landing
- Carpet tile flooring

The landlord is prepared to refurbish the kitchen and office areas prior to a new tenant taking occupation, subject to terms being agreed.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
2nd Floor	717	66.61
Total	717	66.61





## Rateable Value

Rateable Value (2026): £9,600

It is anticipated that the majority of occupiers can benefit from 100% Small Business Rates Relief (subject to status).

## EPC

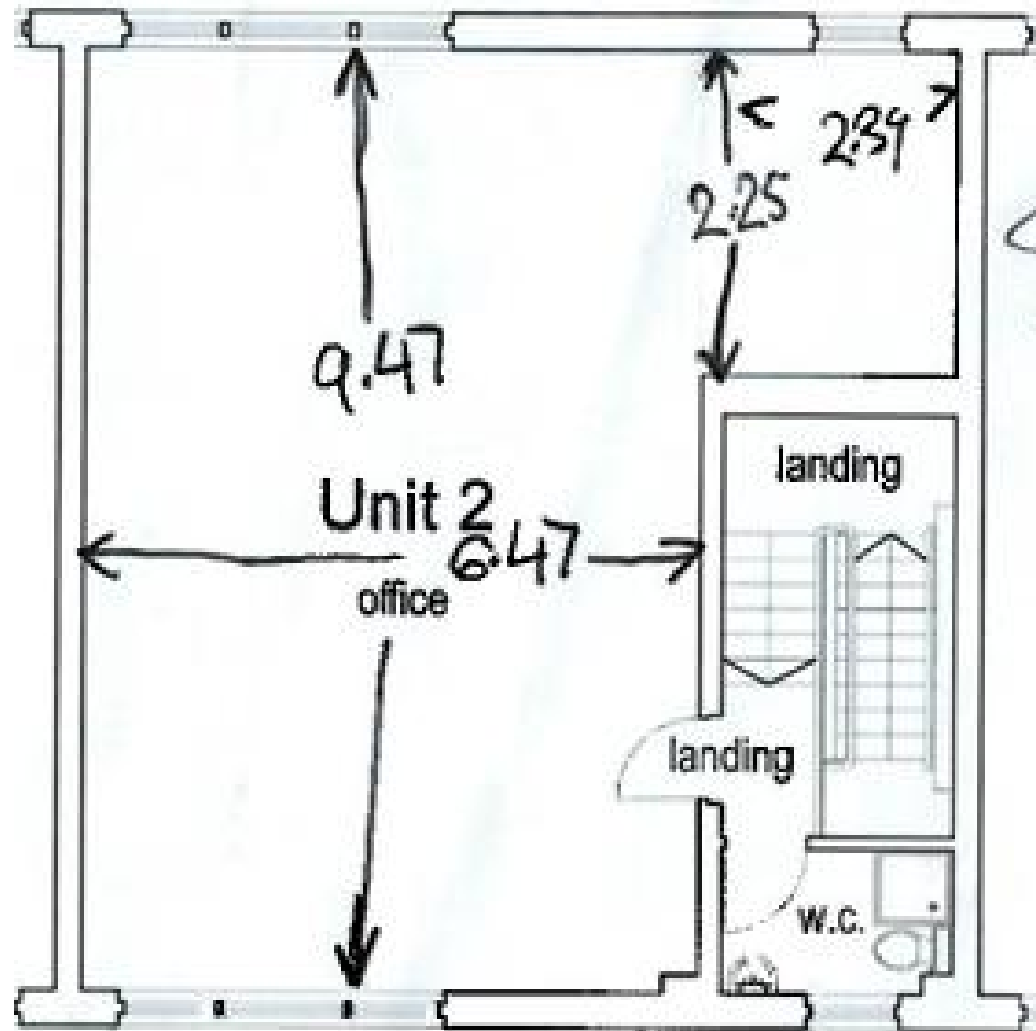
We understand the property has an EPC rating of C (73) (expiry date - 14/02/2032).

## Planning

We 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.





FLOOR PLAN For identification purposes only.



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## Terms

The property is available to let by way of a new lease for a term to be agreed at a guide rent of £15,000 per annum inclusive of service charge contributions.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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26 March 2026

