



FOR SALE

Unit 4 English Business Park
English Close , Hove, East Sussex, BN3 7ET



Key Features

- Comprising a self contained office building arranged over 3 floors
- Located in an established business location
- Easy access to A270 Old Shoreham Road
- Within a 10 minute walk of Aldrington Station
- Regular bus service close by
- Three car parking spaces
- For sale - freehold interest
- Guide price £460,000





Location & Situation

English Business Park, situated off English Close on the western side of Hove. The property is well positioned close to the A270 Old Shoreham Road, providing convenient access across the city and towards Brighton, Portslade and Shoreham. The A27 is easily reached via the Hangleton link road, offering onward connections to the A23 for routes to Gatwick Airport and London.

Portslade is approximately one mile to the west, while central Hove lies around one mile to the south-east. The area benefits from strong public transport links, with regular bus services nearby and Aldrington Station within a 10-minute walk.





Description & Accommodation

The property comprises the ground, first and second floors of an end-of-terrace office building, providing well-presented, open-plan accommodation across all levels. The space benefits from good natural light and a versatile layout suitable for a range of business uses. The building also includes three allocated car parking spaces, offering valuable on-site convenience for staff and visitors.

The accommodation is arranged over three floors and provides open-plan office space with the flexibility to incorporate meeting rooms or private offices if required.

The space is fitted to a modern office specification to include:

- Double glazing
- Central heating
- Kitchenette
- Perimeter trunking
- Window blinds
- Slate flooring to common parts
- WC's to the ground and second floors

The premises have been measured to provide the following approximate net internal floor areas:

Area	Sq Ft	Sq M
Ground Floor Offices	557	51.75
First Floor Offices	627	58.25
Second Floor Offices	618	57.41
Total	1,802	167.41





Rateable Value

Rateable Value (2026): £24,750

Occupiers will pay approximately 43% of this per annum.

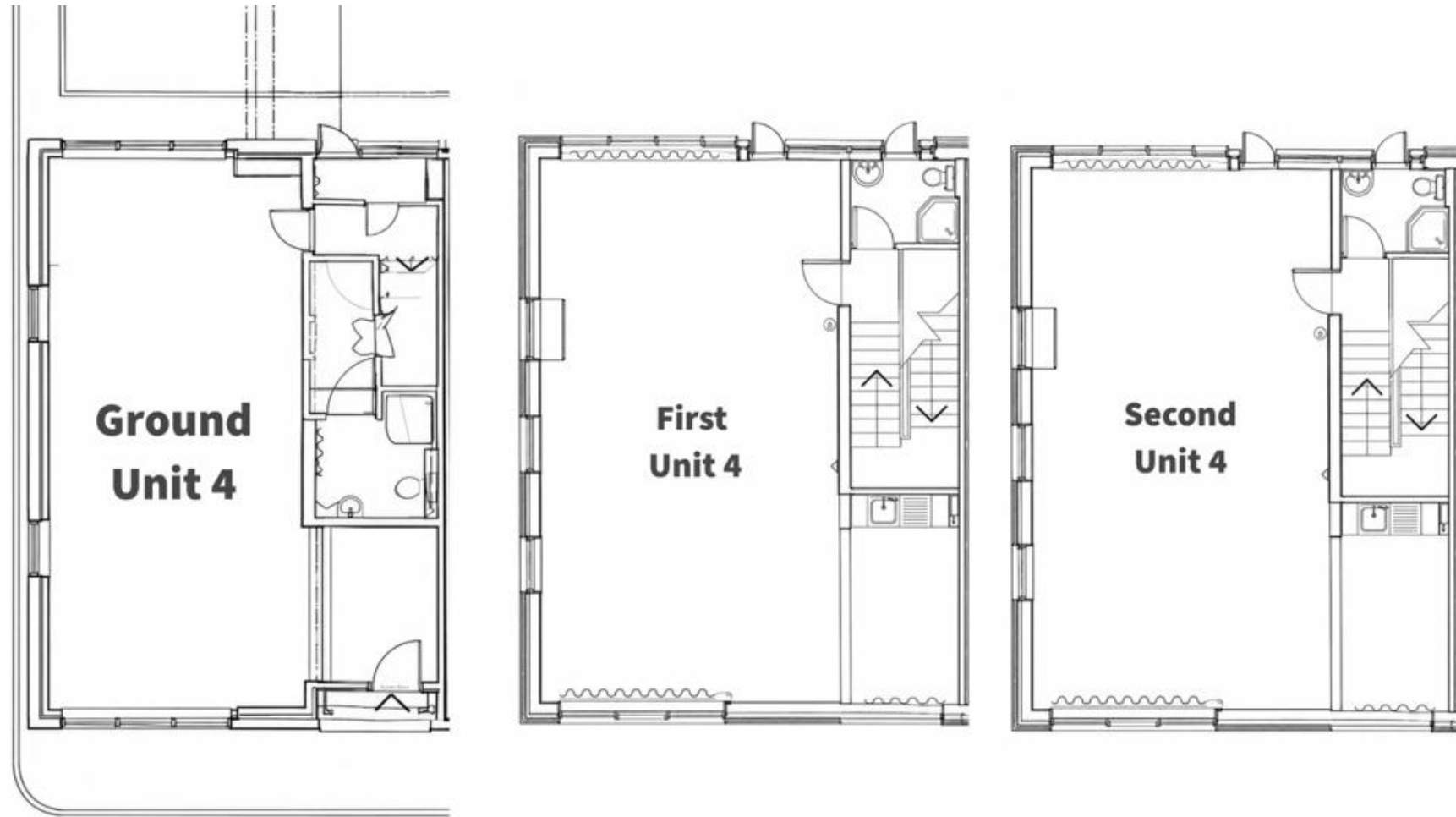
EPC

The property previously achieved an EPC rating of B (certificate expired 30/04/2019). A new assessment will be required.

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.





FLOOR PLAN For identification purposes only.



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Terms

We have been instructed to market the property with vacant possession inviting offers in excess of £460,000 for the freehold interest subject to contract.

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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29 September 2026

