

AVISON
YOUNG

To Let

Hove Technology Centre
St Joseph's Close
Hove
BN3 7ES



Office / Workshop Units To Let



Various sizes available

Between 500 and 1,000 sq ft



Annual Rent

£16 per sq ft. per annum

01273 738383
avisonyoung.co.uk

Location

Hove Technology Centre is on the west side of St Joseph's Close opposite St Joseph's Business Park, nearby occupiers include Homebase, Barker & Stonehouse, Stamco, SIG roofing and Carpet Right

This location benefits from good road links being within 200m of the Old Shoreham Road (A270). The A27 Brighton By-Pass is some 2.25 miles to the north west and the A259 some 1.25 miles to the south. The area is also well served by public transport, being within a few minutes' walk of both Aldrington and Hove railway stations and the main bus routes on Old Shoreham Road and Sackville Road

Description

Hove Technology Centre is a modern purpose-built business centre, providing a mix of self-contained office and workshop units. The building benefits from 2 communal meeting rooms, shared WC (inc. disabled WC) and kitchen facilities, 41 on-site car parking spaces, passenger lift, and a secure rear service yard (pictured below)

A number of units are available. There are Office units on the Ground Floor at the front. On the First Floor there are one larger and one smaller size Office-type units.

Accommodation

	GIA sq ft	GIA m2	Annual Rent	Service Charge Est. £9.00 psf
Ground				
Office Space				
Unit 1	500	46.45	£8,000	£4,500
Unit 4	500	46.45	£8,000	£4,500
Unit 5	500	46.45	£8,000	£4,500
First Floor Office Space (passenger lift)				
Unit H	500	46.45	£8,000	£4,500
Unit I	1,000	92.9	£16,000	£9,000

Rent

Detailed in table, per annum exclusive, payable quarterly in advance

Terms

Each unit is available by way of a new 3-year lease on full repairing and insuring terms, to be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954. A tenant's break option is operable at any time upon giving 6 months' notice

Service charge

YE24 it is estimated to be £9.00/ft2, further information is available on request

Business rates

We understand the units are assessed as follows:

Rateable values from 01/04/23: Units 1, and 5 £7,800, Unit H £8,300. Unit I and 4 are TBC

Interested parties should make their own enquiries to verify this information

Legal costs

The incoming tenant is to pay a contribution of £500 towards the Landlord's legal costs

Planning

We understand these Units benefit from Class E 'Commercial Business and Service' Use within the Use Classes Order 2020.

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

EPC

EPCs are available on EPC register and upon request

VAT

If applicable will be charged at the standard rate



Unit 1



Unit 4



Unit 5



Unit H



Unit I

Visit us online avisonyoung.co.uk

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4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lesse

GUIDELINES - MAKING A RENTAL OFFER FOR COMMERCIAL PREMISES

To be read in conjunction with the specific letting particulars produced on behalf of Brighton & Hove City Council by their retained sole commercial agent Avison Young.

The letting brochure prepared in respect of the subject property in question will provide brief outline information of the location, accommodation, lease terms, a guide to the likely initial rental, plus planning and rating detail. The information provided should be treated in accord with the terms and conditions set out in the brochure. Potential tenants are advised to undertake an inspection and clarify all such detail prior to submitting a written proposal. It is recommended all parties should ideally seek independent legal / property advice.

Any guide rent provided will indicate the likely rent the Council anticipates receiving, subject to contract. However, a higher or indeed, lower figure may be offered and accepted dependent upon the level of demand and other terms proposed.

MARKETING PROCESS

General Marketing Process - unless stated otherwise in the particulars, the marketing process will comprise an invitation for any potential tenant to submit in writing to Avison Young their bid. Ideally the information set out below should be provided to enable the offer to be processed and a reasoned recommendation to be made to the Council:

1. The full name and address of the intended tenant - to include the registered office if a Company (including Company Number) or if an individual, their National Insurance Number.
2. Details of the offer tabled, including initial rent and lease terms proposed i.e. length of lease and to contain provision for upward only rent reviews at the expiration of each 5th year if applicable.
3. Confirmation you are prepared to meet the landlord's reasonable legal costs, as is usual in these circumstances.
4. Detail of the intended use and confirmation you have spoken to the local Planning Authority concerning the same, as appropriate. An indication of the style of fit-out and any works to be undertaken will also be appreciated.
5. Is a short rent-free period required to enable fit-out?
6. Full financial and background information to be provided and to ideally include relevant experience, how long trading, number of outlets and their location (plus photographs), any business plan produced and copy accounts (if available - for the last three years trading period). In addition, the contact details for the referees: namely bankers (plus account name, number, and branch sort-code), solicitor, accountant, landlord and two trade contacts as applicable.
- 7a. Confirmation whether any additional security is to be offered by way of a personal surety (please provide detail of the individual, their address and bank account details plus NI number).
- 7b. Alternatively, additional security may be sought by way of a rental deposit. The amount of any rental deposit required (if any) will depend upon the individual circumstances and is to be held for a minimum 3-year period or until gross profit exceeds by a multiplier of 3, the rent passing for three consecutive years.

Unless otherwise stated in the particulars, the Council in arriving at their decision will carefully consider all supporting information provided in respect of an individual offer and not just the rental level in isolation. **All information provided is treated in the strictest of confidence.**

Note: In respect of the above, the Council reserves the right, not to accept the first, highest or indeed any offer received. In certain circumstances, it may be necessary to revert to one, a number or all of those parties who have submitted an offer, to ascertain whether or not they would be prepared to better the initial terms proposed. The Council will not accept any proposal calculated by reference to another bid e.g., £1 in excess of the highest annual rent submitted. If the prospective tenant remains unsure of the marketing process or information required in order for their bid to be duly considered, then they should contact Avison Young:

Avison Young, West Wing, 3rd Floor, Bartholomew House, Bartholomew Square, Brighton BN1 1JE

(2023: Subject to contract, without prejudice and for guidance purposes only)