



INDUSTRIAL TO LET

75 OLD SHOREHAM ROAD/ ORCHARD GARDENS

Hove, BN3 7BX

SUBSTANTIAL WAREHOUSE TO LET IN CENTRAL
HOVE TO LET

15,816 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	15,816 sq ft
Rent	£110,000 per annum exclusive of rates, VAT & all other outgoings
Business Rates	TBA
Service Charge	A service charge will be put in place to cover a fair proportion of shared costs within the building.
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution to the landlords legal costs of £1500 plus VAT by way of unconditional undertaking prior to release of papers.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A substantial warehouse unit that can be accessed from both Old Shoreham Road & also Orchard Gardens. The space comprises a predominantly open plan space with a single storey mezzanine a eastern end & a double mezzanine at the western end. In addition to this there are 2 WC's & a shower room whilst a roller shutter providing access measures 13' wide & 15'4" in height. The minimum eaves height is 22'11" & the maximum eaves height is 28'11". Parking will be available on site with the number of spaces to be confirmed.

Location

The property is situated between Old Shoreham Road & Orchard Gardens in central Hove close to the Junction with Nevill Road & Sackville Road as well Hove Park & the Goldstone Retail Park. The location offers excellent access to both the A27 & A23 whilst Hove Station is also only a short walk away.

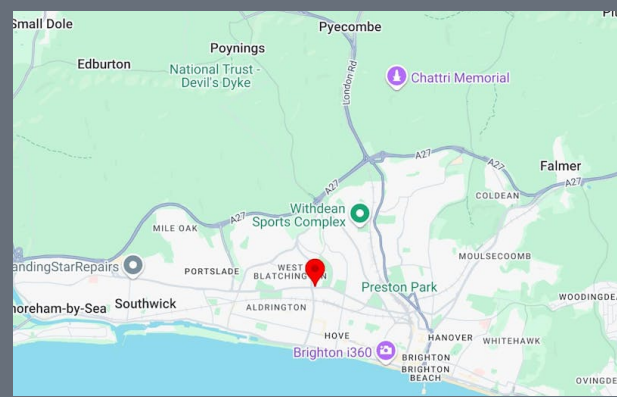
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	9,950	924.39
Mezzanine - Eastern end	414	38.46
Mezzanine - 1st floor Western end	2,726	253.25
Mezzanine - 2nd floor Western end	2,726	253.25
Total	15,816	1,469.35

Terms

Available by way of a new effective full repairing & insuring lease for a term of 5 years with provision for a mutual break clause on the 3rd anniversary subject to 6 months prior notice. The lease will be excluded from the landlord & tenant act 1954 sections 24-28 part II.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

Jack Bree

01273 672999
jack@eightfold.agency

Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/12/2024

