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Units 11 & 12, English Business Park, English Close, Hove, BN3  
7ET

TO LET: MODERN OFFICE FLOORS WITH PARKING ON FLEXIBLE TERMS (MINIMUM 6-MONTH LICENCE)

# LOCATION



English Business Park offers a smart and accessible setting for small businesses seeking self-contained, single-floor office space. Situated on the western side of Hove, the property forms part of a well-established business hub just off the A270 Old Shoreham Road. Portslade is approximately one mile to the West, while Hove town centre lies around one mile to the South East.

The park enjoys excellent transport links, with the A27 Brighton bypass, and onward access to the A23, easily reached via the nearby Hangleton link road. Aldrington Station (9-minute walk / 3-minute cycle) is within easy reach, and surrounding businesses include Majestic Wines, Setyres and Hove Fire Station. The large Sainsbury's superstore is also just a short drive away, adding to the area's convenience for staff and visitors alike.

## Description

A rare opportunity to occupy high-quality office space within the established English Business Park in Hove.

Offered on an all-inclusive licence basis, businesses can rent individual or multiple floors for a minimum term of six months, providing flexibility without the need for long-term commitment.

The property is arranged over three floors (Ground, First and Second), each featuring modern amenities, a professional finish, and ready for immediate occupation. Each floor also benefits from a dedicated parking space.

## Key Features

- Modern, Self-Contained Office Space
- Available on Flexible, All-Inclusive Licence Terms
- From 650 sq ft (60.4 m<sup>2</sup>)
- Dedicated Parking Space per Floor
- Close to A27, Old Shoreham Road & Aldrington Station (9-minute Walk / 3-minute Cycle)

## Accommodation

Units 11 & 12, English Business Park, provide the following self-contained floor areas:

Ground Floor: 650 sq ft (60.4 m<sup>2</sup>)

First Floor: 745 sq ft (69.2 m<sup>2</sup>)

Second Floor: 740 sq ft (68.7 m<sup>2</sup>)

**Total Office Accommodation: 2,135 sq ft (198.3 m<sup>2</sup>)**

## Amenities

- Fitted Carpets to most floors and communal areas
- Suspended Ceilings with integrated fluorescent lighting
- Perimeter Trunking for power and data cabling
- Air Conditioning throughout
- Gas-Fired Central Heating System (GFCH)
- Entry Phone System on each floor
- Double-Glazed, Powder-Coated Windows
- Fully Fitted Galley-Style Kitchens
- Multiple W/Cs and Shower Facilities
- Modern Open-Plan Layout with some private partitioned offices
- Up to 7 Dedicated Parking Spaces Available

## Lease

Each floor is available on a new lease or license basis for a term to be negotiated.

All-Inclusive Rent: £15 / sq ft.

### Unit 11

Ground Floor: £9,750 per annum (£812.50 per month)

First Floor: £11,175 per annum (£931.25 per month)



Second Floor: £11,100 per annum (£925 per month)

### Unit 12 (Corner)

Ground Floor: £9,750 per annum (£812.50 per month)

First Floor: £11,175 per annum (£931.25 per month)

Second Floor: £11,100 per annum (£925 per month)

### Rent Review

Rent is to be reviewed annually.

### Repairing Liability

Full Repairing & Insuring by way of service charge contribution.

Included within the rental quoted.

### Business Rates

Local Authority: Brighton & Hove City Council

- Description: Offices and Premises
- Current Rateable Value (1 April 2023 to present): £-

Included within the rental quoted.

### VAT

To be confirmed.

### Legal Fees

Each party is to pay their own legal costs incurred.

### Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

























GET IN TOUCH  
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