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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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INDUSTRIAL / WAREHOUSE PREMISES

3,150 ft² / 292 m² • TO LET



UNIT 1, SAXON WORKS, OLIVE ROAD, HOVE, BN3 5LE

Situated just off Portland Road, and close to Old Shoreham Road and Portslade Railway Station. The Portland Business Park is opposite the premises, with occupiers including Screwfix, Brewers, Euro Car Parts and Benchmarx Kitchens & Joinery. See location plan attached.

The premises were occupied for many years by an electrical wholesaler and may suit a variety of other industrial or warehouse uses (subject to any necessary consents). Features include a small forecourt providing 2 car parking spaces, and an eaves height in the main production/warehouse area of 11'9 / 3.5m. The accommodation is arranged as follows:

ground floor	Various production / warehouse areas, including trade counter / reception, rear loading access, 2 WCs	in all	2,955 ft² / 274 m²
mezzanine	Previously used as office/storage	in all	195 ft² / 18 m²
TOTAL FLOOR AREA			3,150 ft² / 292 m²

exterior Forecourt providing two car parking spaces. There is unallocated parking for up to two cars at the rear of the premises.

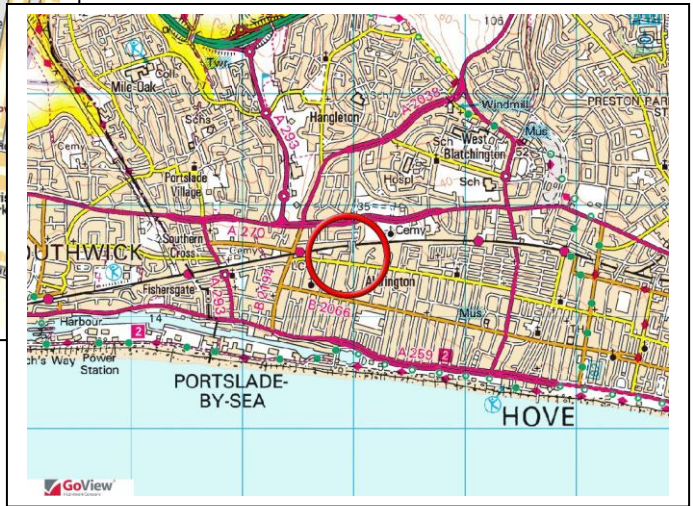
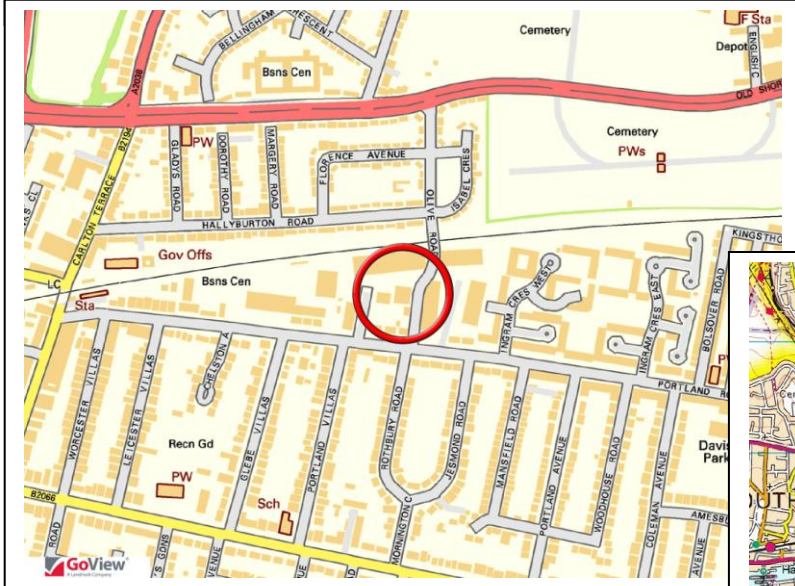
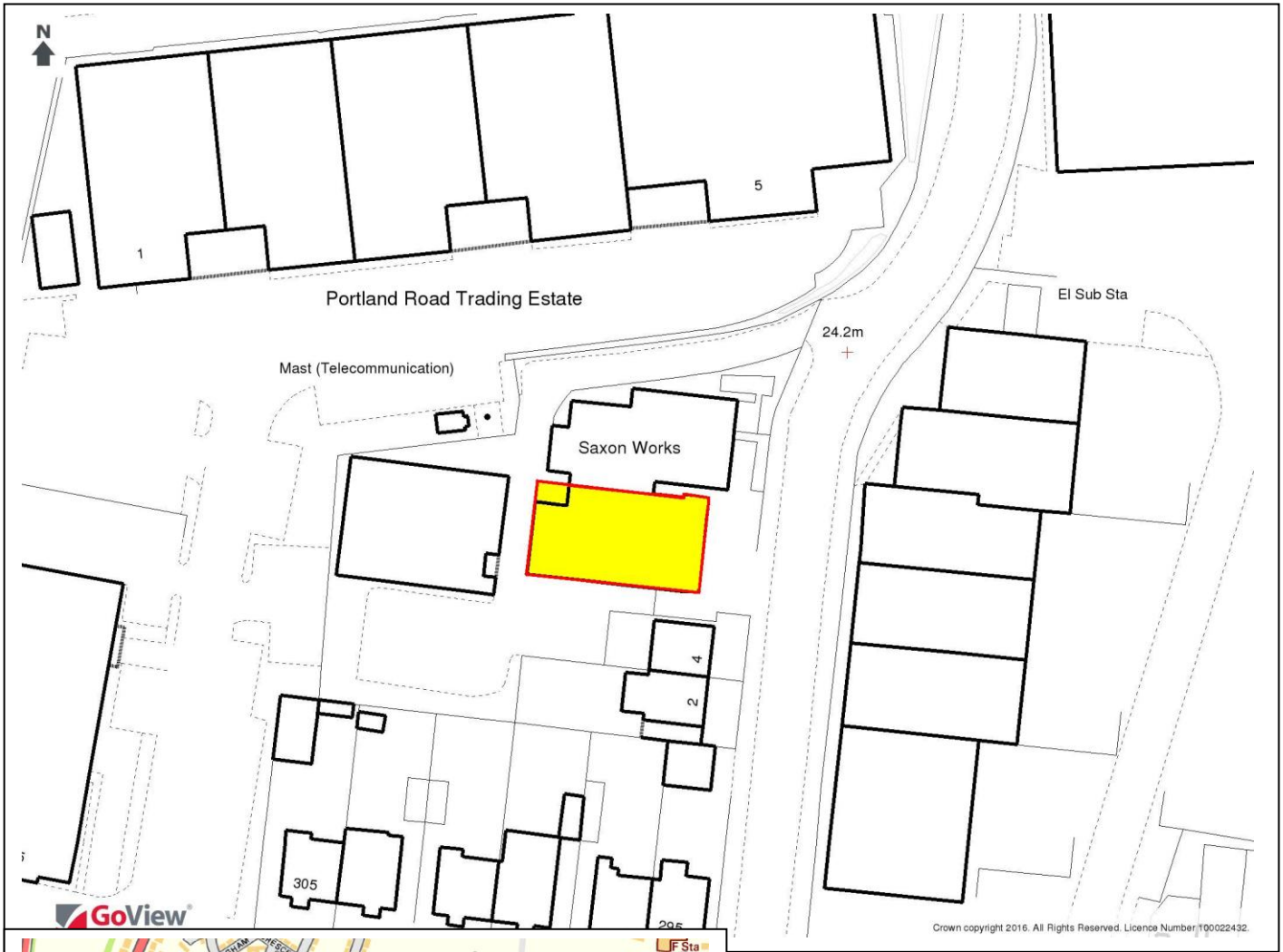
Rateable Value: £17,000

measurements are approximate and gross internal

amenities and services not tested

The premises are **TO LET** for a term to be agreed at a commencing rental of **£25,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

Viewing by appointment with SOLE LETTING AGENT, **GRAVES SON & PILCHER LLP**



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