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

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

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.

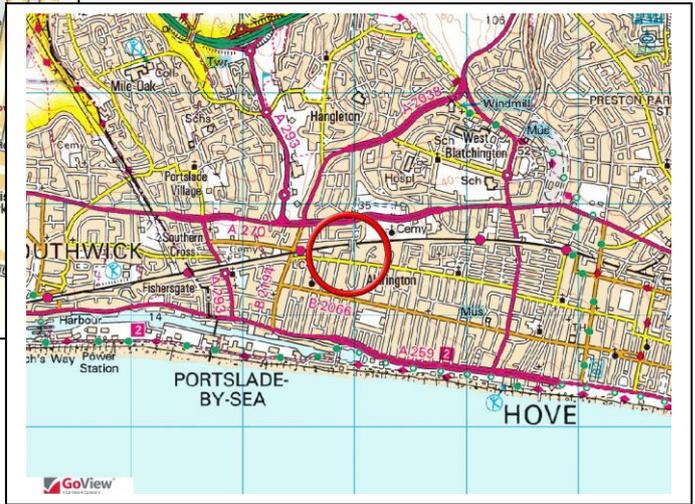
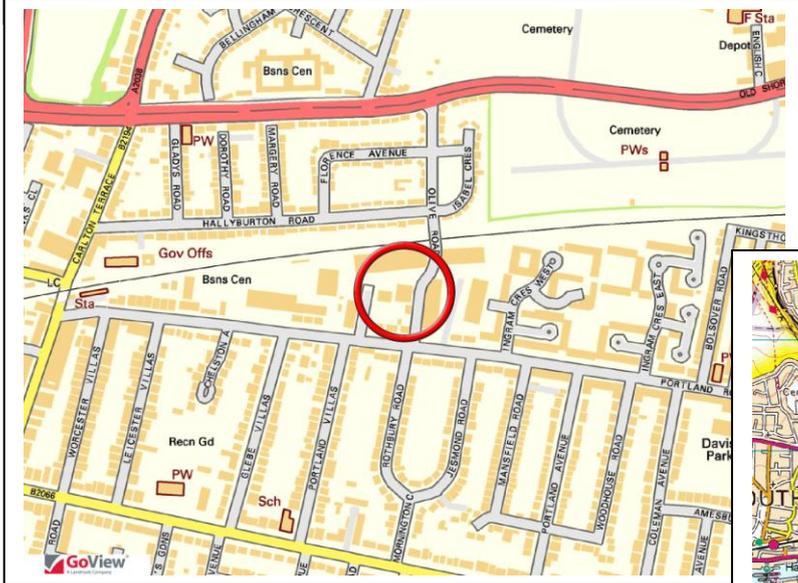
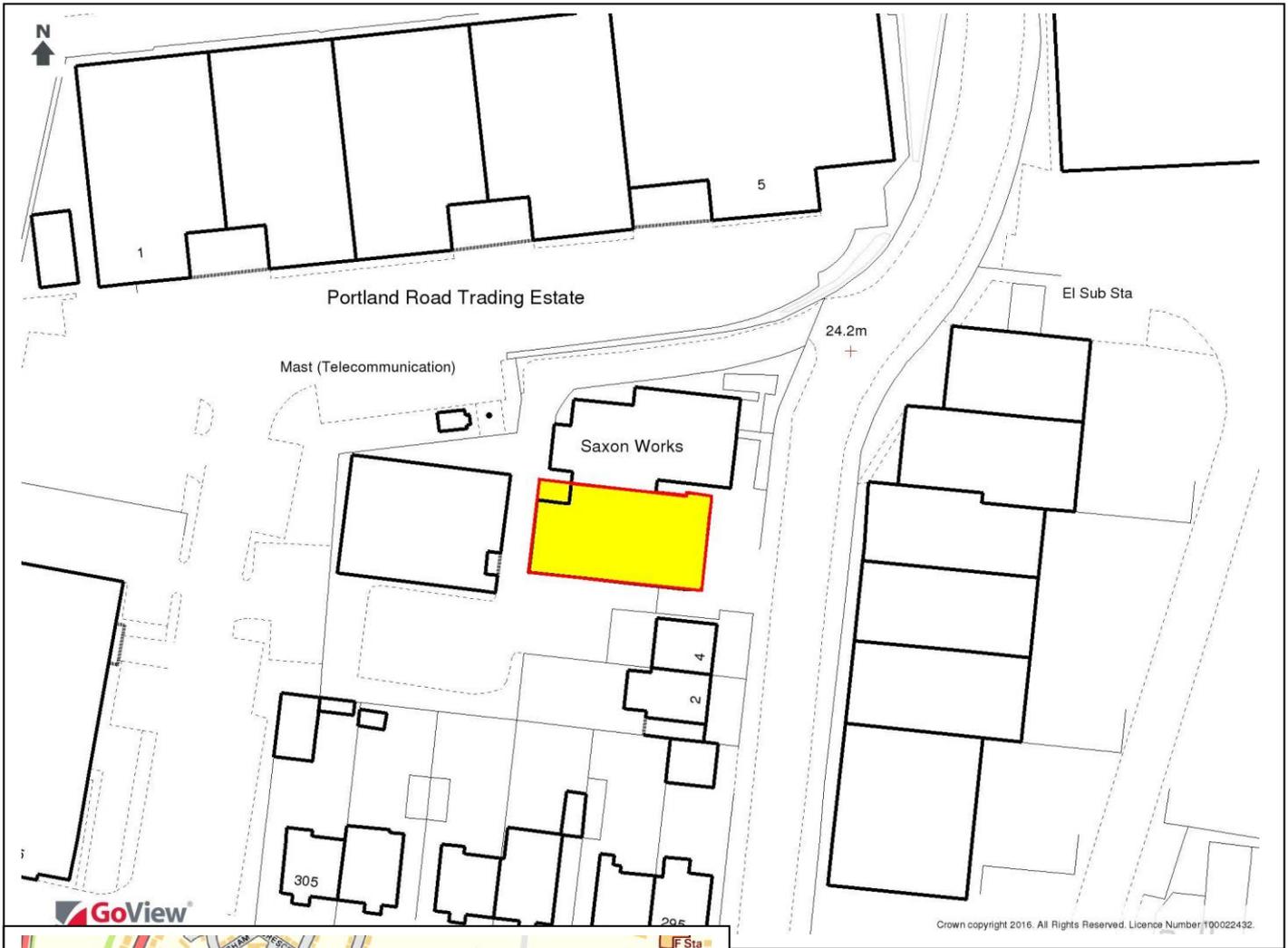
Rateable Value: £17,000

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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Energy Performance Certificate

Non-Domestic Building



Unit 1
Saxon Works
Olive Road
HOVE
BN3 5LE

Certificate Reference Number:
9200-8944-0336-8660-9070

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 168

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 311
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 154.42

Benchmarks

Buildings similar to this one could have ratings as follows:

39 If newly built

114 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.