

PROMINENT ROADSIDE RETAIL SHOWROOM / WAREHOUSE

4,423 ft² / 411 m² + PARKING

TO LET



235-237 HANGLETON ROAD

HOVE BN3 7LR



**GRAVES
SON &
PILCHER**

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Location

Situated in a prominent roadside position on the west side of Brighton & Hove. There is a large surrounding residential catchment area, and the premises have a frontage to the A2038 Hangleton Road, which in turn links the A27 Brighton Bypass with the A270 Old Shoreham Road. The premises adjoin a Texaco service station, and form part of a large neighbourhood shopping area, with occupiers including Tesco Express, Co-op, Boots Pharmacy, The Grenadier public house, and numerous other retailers and catering outlets.

Description

The premises are currently occupied by an office supplies retailer (who will be relocating to a different style of premises after 15 years in occupation), and the premises may therefore suit a variety of other retail occupiers, subject to any necessary consents. Features include a glazed showroom elevation, suspended ceiling with recessed lighting (in showroom & office areas), full height warehouse area (18'6 / 5.6 m), forecourt customer parking and rear loading access.

Ground Floor	main showroom area	1,701 ft ²	158 m ²
Lower Level	warehouse area (part full height, and loading access from rear), WCs, kitchenette	1,846 ft ²	171 m ²
Mezzanine	constructed above part of lower level, accessible from main showroom, currently used as office and showroom	876 ft ²	81 m ²
	Total Floor Area	4,423 ft²	411 m²
Exterior	forecourt providing parking area, loading access at rear (additional parking may be available at rear)		

Terms

The premises are **TO LET** for a term to be agreed at a commencing rental in the region of **£45,000 per annum**, exclusive of VAT, business rates, building insurance premium, utility costs and any other outgoings. There will be rent reviews at appropriate intervals.

Rateable Value £36,750

EPC Rating

C 51-75

73

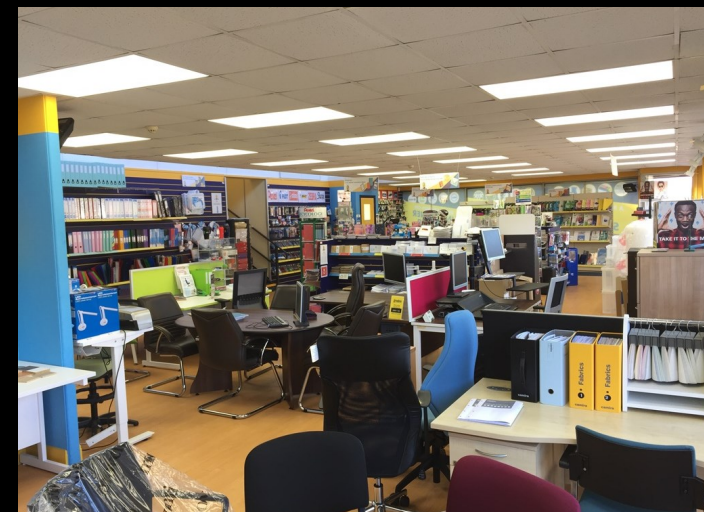
This is how energy efficient the building is.

amenities and services not tested
measurements are approximate and gross internal

Viewing by strict appointment with sole letting agent **Graves Son & Pilcher LLP**



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