

GROUND FLOOR OFFICE SUITE

616 sq. ft (57.21 sq. m)



Oakley

Your Sussex Property Expert



TO LET

Suite 11, Waterside House, Basin Road North, Hove BN41 1UY

- Ground floor open plan office
- Waterside views
- Two parking spaces available
- Direct road access to A259
- LED lighting & air conditioning

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LOCATION

Waterside House is conveniently located off the A259 South Coast Road (known as Kingsway) in Basin Road North and forms part of the established trading estate of Shoreham Port, whose history dates back over 250 years. The immediate area is a mix of office and business units supporting a wide range of different businesses, combined with the Port's freight & cargo operations to the south. Hove Enterprise Centre provides easy access to Boundary Road/Station Road's retail thoroughfare. Portslade mainline railway station is a short walk away and there are also frequent bus services across the area from both Boundary Road & Kingsway. There is also a pedestrian stairway leading from Kingsway down to Basin Road North.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN41 1UY.

DESCRIPTION

Waterside House is a detached two storey office building at the centre of Hove Enterprise Centre overlooking the Harbour. The available suite is situated on the ground floor with a partition for a meeting room. Benefits include suspended ceilings with recessed LED lighting, double glazing, AC & electric heating, entry phone, and parking nearby.

ACCOMMODATION

The accommodation comprises:

	<i>SQ. FT</i>	<i>SQ. M</i>
Ground floor area	616	57.21
Total	616	57.21

RENT

Offers are invited in the region of £12,500 per annum, exclusive.

TERM

The premises are available by way of a new internal repairing lease for a term to be agreed.

SERVICE CHARGE

There is no service charge. A nominal contribution by the tenants is payable towards water and common way electricity.

VAT

VAT will be payable on the rent.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £9,100. The Small Business Rate for the current financial year (2025/26) is 49.9p in the £ making the Rates Payable approx. £4,540.90.

ENERGY PERFORMANCE RATING

The unit has an EPC rating is B - 29.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.

CONTACT



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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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