



UNIT 2, DELPHI HOUSE, OLD SHOREHAM ROAD, HOVE, EAST SUSSEX, BN3 7EE

- **MODERN TRADE COUNTER/ WAREHOUSE BUILDING TO LET**
- **6,622 SQ FT (615.28 m²)**
- **EXCELLENT CAR PARKING FACILITIES**
- **HIGHLY PROMINENT PREMISES LOCATED NEXT TO MAJESTIC WINES & TILE & BATHROOM SUPERSTORE**

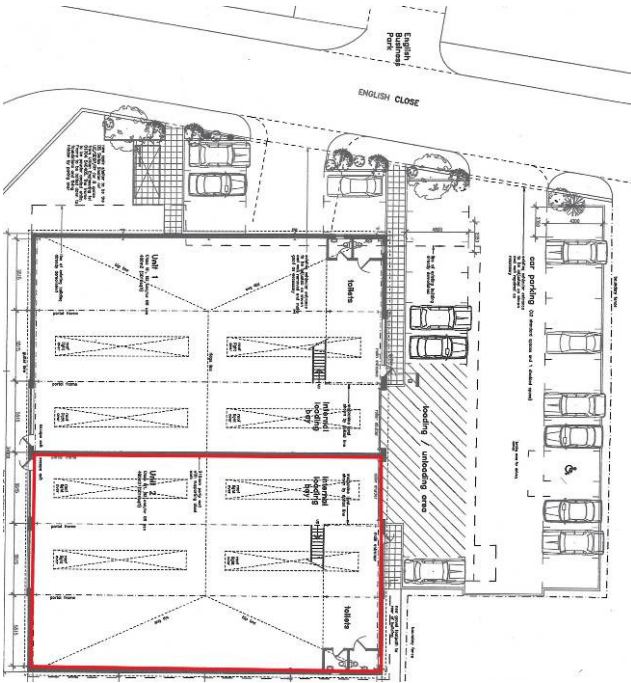
Colyer Commercial
CONSULTANT SURVEYORS

Location

Delphi House is accessed from the Old Shoreham Road A270 enabling easy access to all parts of Sussex via the A27 Brighton bypass and on to the A23/M23 and M25 motorway network. Worthing lies approximately 8 miles to the west with Eastbourne approximately 11 miles to the east.

The subject property is prominently situated on London Road. For exact location use the What 3 Words link below:

<https://what3words.com/others.galaxy.shells>



Description

We understand the modern industrial unit has the following features:

- Electrically operated shutter loading doors.
- Reception with customer WC facilities
- Part brick and Portal Framed building with steel cladding system
- Modern Profiled Steel Roof.
- Large car park shared with the Tile & Bathroom Superstore.

Accommodation

The unit has been measured on a gross internal area basis as follows:

Unit	Sq m	Sq ft
Ground Floor Warehouse	442.28 m ²	4,760 Sq Ft
1 st Floor Office	47 m ²	506 Sq Ft
Mezzanine Storage	126 m ²	1,356 Sq Ft
	615.28 m ²	6,622 Sq Ft

Terms

The unit is available to let on fully repairing and insuring terms on terms to be agreed.

Rent

£79,000 per annum exclusive.

USE

We understand that the unit can be used for Classes B1, B2 and B8 uses. We understand the unit is currently used for a trade counter use within class B8 of the Use Classes Order.

VAT

VAT is chargeable on the rent.

EPC

The premises has an EPC rating of B (49). A copy of the EPC certificate is available upon request.

Legal Costs

Each party to be responsible for their own legal costs.

Business Rates

The premises are assessed as follows:

Rateable value: £66,000
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.





1st Floor Office



Area under mezzanine



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENT

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