

MODERN BUSINESS PREMISES

3,240 sq ft / 300 sq m 13 car parking spaces

TO LET



**GRAVES
SON &
PILCHER**

01273 321 123

GSP.UK.COM

UNIT C PROSPECT HOUSE

THE HYDE, BEVENDEAN, BRIGHTON BN2 4JE

Location

The Hyde Business Park is situated in the north east of the city, approached via the A270 Lewes Road. The Universities are nearby, and there is a major £200M mixed use regeneration scheme under construction, incorporating an innovation hub for small businesses, new business school, new homes and student accommodation. The scheme aims to further establish the Lewes Road as a thriving academic and economic corridor. The A27 is conveniently accessible, along with railway services (Moulsecomb / Falmer stations) and bus services to the city centre.

Description

Prospect House was constructed in 2000 to provide high quality two storey B1 business units with car parking. Unit C is presently used for a combination of office, workshop and laboratory purposes, and may suit a variety of other B1 business uses, subject to any necessary consents. Features include gas central heating, double glazing, male and female WCs and generous parking provision. The accommodation is arranged as follows.

	GIA	NIA
GROUND FLOOR	1,620 ft² / 150 m²	1,193 ft² / 110 m²
FIRST FLOOR	1,620 ft² / 150 m²	1,466 ft² / 136 m²
TOTAL FLOOR AREA	3,240 ft² / 300 m²	2,659 ft² / 246 m²
exterior	13 allocated car parking spaces	

Rateable Value: main Building **£26,000** additional car parking **£1,600** amenities and services not tested

EPC Rating: applied for measurements are approximate and gross internal

Terms: The premises are TO LET for a term to be agreed at a commencing rental of £28,000 per annum, exclusive of business rates, estate service charge, building insurance premium and any other outgoings. There will be rent reviews at appropriate intervals.

Viewing: by strict appointment with sole letting agent, GRAVES SON & PILCHER LLP



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