



RUPERT BURSTOW
Property Consultancy & Acquisitions

SUBSTANTIAL B2/B1 (GENERAL INDUSTRY/LIGHT
INDUSTRIAL) PREMISES
WITH LARGE YARD AND 7 CAR PARKING SPACES
OR
DEVELOPMENT SITE WITH PERMISSION GRANTED
FOR 4 STOREY COMMERCIAL BUILDING (B2/B1
INDUSTRIAL ON GROUND FLOOR WITH OFFICES
ON UPPER FLOORS PLUS PARKING)
FOR SALE



**UNIT D, CAMBRIDGE GROVE
HOVE
BN3 3ED**



UNIT D CAMBRIDGE GROVE HOVE BN3 3ED

LOCATION Situated in the heart of Hove, just off The Drive and between The Drive and Wilbury Villas. Cambridge Grove is a mixed use mews style road and the property is situated just north of the Mews, close to the railway line. Cambridge Grove is within easy walking distance of Hove station (approximately a 3 – 4 minute walk) and the Old Shoreham Road (A27) and Church Road are also within easy walking distance.

ACCOMMODATION The premises comprise a B1 industrial premises with large yard, where planning permission has been granted for a 4 storey industrial/office development totaling 11,231 sq ft (1,043 sq m). The existing layout as follows:

Depth	82'
Width	98'

MAIN BUILDING (NORTH EAST):

44'6" x 53'6"	2380 sq ft (221.1 sq m)
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AREA 2:

36'4" x 48'2"	1752 sq ft (162.8 sq m)
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AREA 3:

23'8 x 23'8"	561 sq ft (52.1 sq m)
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AREA 4:

14'3 x 35'	499 sq ft (46.4 sq m)
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FIRST FLOOR:

45' x 13'4"	598 sq ft (55.6 sq m)
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TOTAL ACCOMMODATION 5788 SQ FT (537.7 SQ M)

YARD: There is a large yard area for turning and storage etc

PARKING: 7 Car parking spaces allocated outside of the above site area (see plan)



PROPOSED DEVELOPMENT/PLANNING PERMISSION

Planning permission has also been granted for a 4 story building to include ground floor B2/B1 general/light industrial accommodation with B1 offices at first, second and third floor as follows:

GROUND FLOOR: 3948 sq ft (366.8 sq m)

- B1/B2
- General industrial/light industrial
- Easily partitioned into 2 or 3 areas

FIRST FLOOR: 2841 sq ft (264 sq m)

SECOND FLOOR: 2841 sq ft (264 sq m)

THIRD FLOOR: 1601 sq ft (149 sq m)

TOTAL PROPOSED ACCOMMODATION
11,231 SQ FT (1,043 SQ M)

Please see planning application number BH2007/01100
Planning permission and plans available on request

PARKING: Seven car parking spaces (as per the existing)

TENURE Freehold

PRICE Offers in the region of £495,000 (Four hundred and ninety five thousand pounds)

UNIFORM BUSINESS RATES

- **Description:** Workshop and Premises
- **Rateable Value:** 21,500
- **Rates Payable:** £10,427.50 (April 09/10)

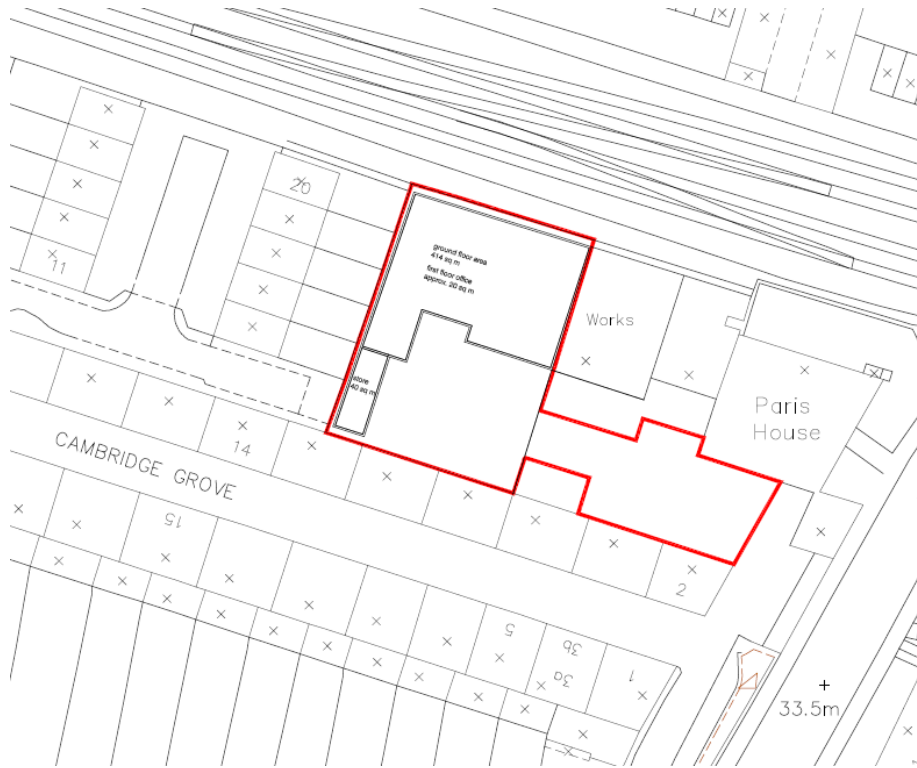
For further information speak to Brighton and Hove Council on 01273 291981.

VAT VAT may be chargeable on the terms quoted

LEGAL FEES Each party to bear their own legal fees

VIEWING Strictly via a prior appointment through sole agent:
Rupert Burstow Ltd
Tel: 01273 731111

SITE PLAN AND PARKING SPACES



AREA MAP

