



257 New Church Road
Hove, East Sussex BN3 4EL

TO LET

HIGH SPECIFICATION SERVICED OFFICE BUSINESS SUITES

Available on flexible and on exclusive terms

Key Features:

- Easy in, easy out licences
- Prestigious business address in West Hove
- Newly decorated suites
- Shared meeting rooms and kitchens
- 24 / 7 access





Location

The property is situated in a west Hove location and boasts a prominent corner position on the junction with New Church Road and Station Road. There are excellent local amenities within walking distance along Station Road. There are regular bus routes and Portslade train station is 0.2 miles to the north.

Accommodation

The property comprises a three storey period semidetached building to be fitted out as offices. The property :

- Self-contained units in modern building
- Shared meeting rooms
- Recently refurbished
- Suspended ceilings with inset Cat2 lighting
- Cat5 cabling, extensive IT and telecoms infrastructure
- Central heating
- Dedicated alarm system per office space
- Electronic access control for ease of access
- Fully equipped kitchen
- 24 / 7 access
- High speed broadband connection

The current availability is as follows:

Floor	Office	Sq Ft	Rent (PCM)
Ground	4	170 sq ft	£580
First	5	140 sq ft	£450
First	6	250 sq ft	£850
Second	14	207 sq ft	£650

EPC

We understand the property to have an EPC rating of D(g7).

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended)

Terms

Each suite is available to let by way of a new licence contract for a minimum term of 6 months. If required, longer terms can be secured. Rent on application.

Business Rates

Rateable Value (2017): £ Included.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

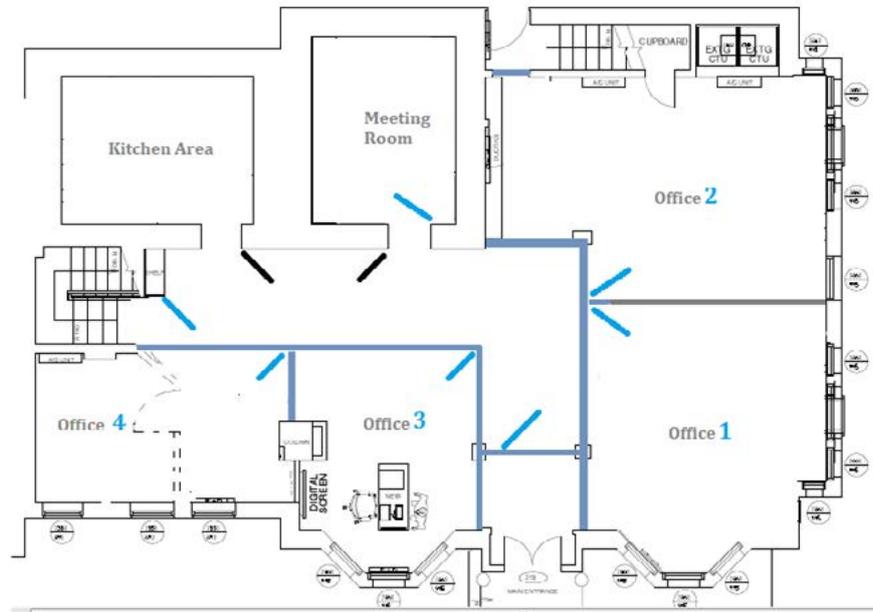
Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

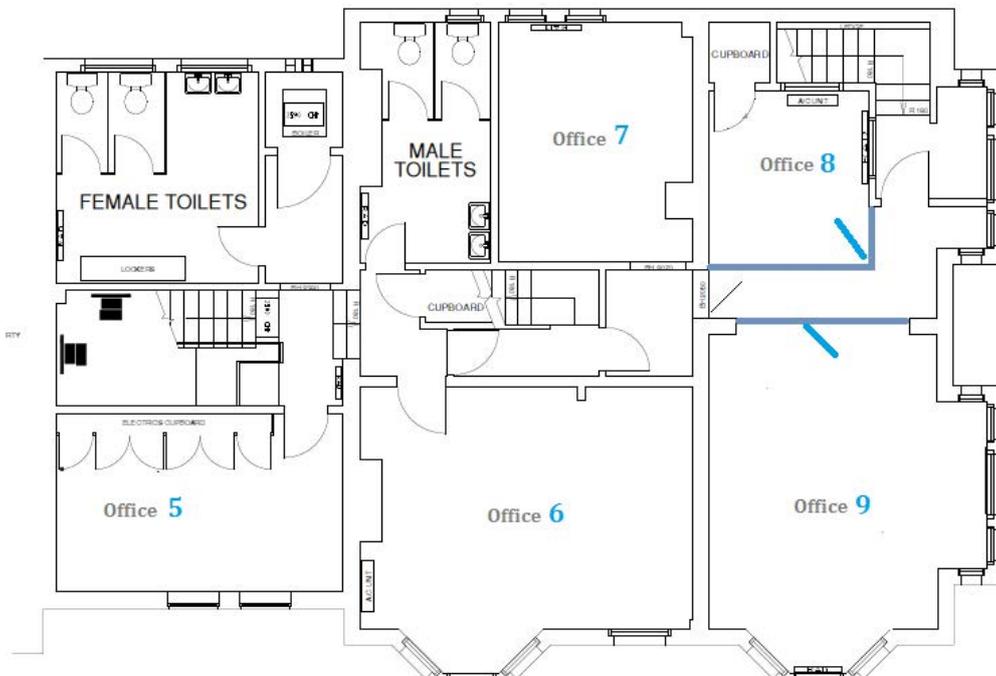
Each party to bear their own legal costs incurred.



Ground floor

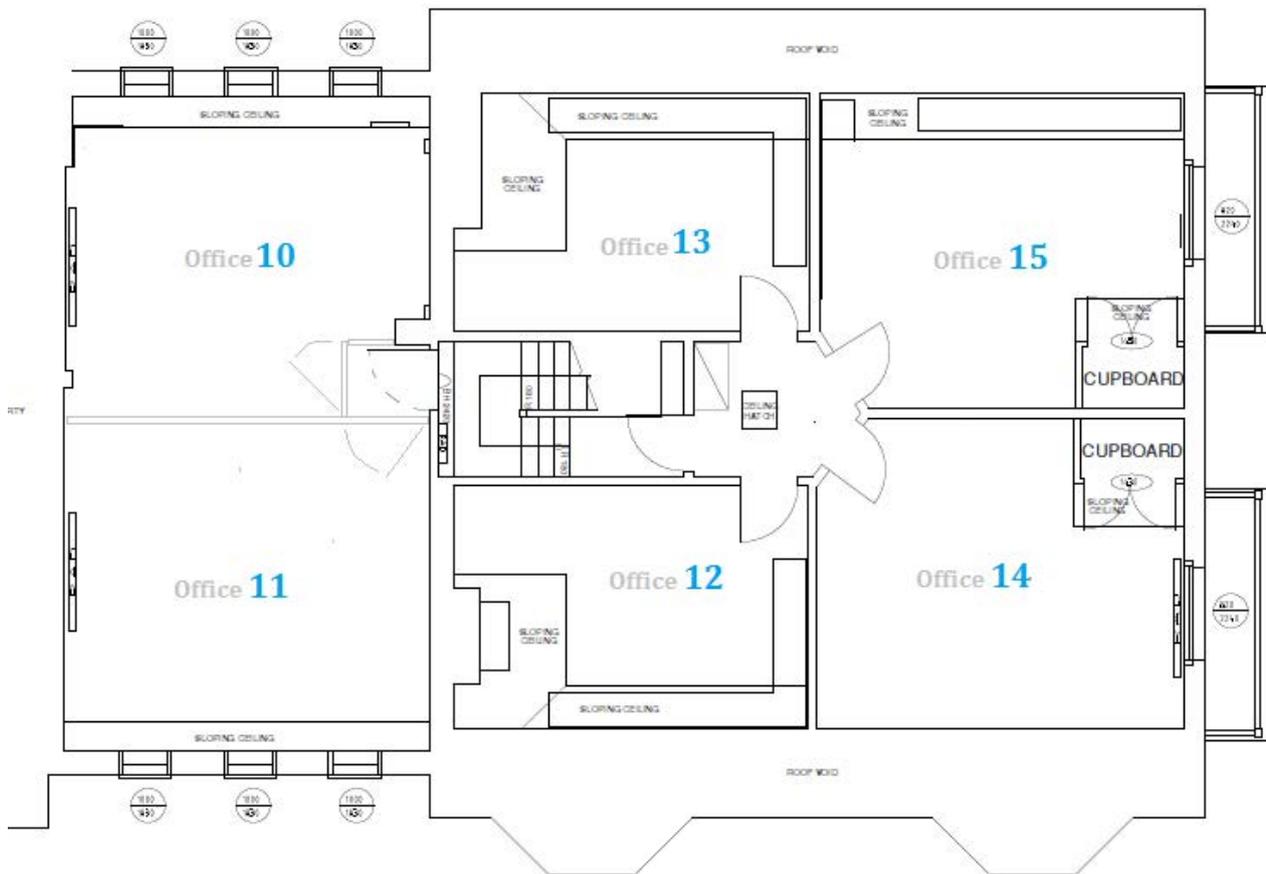


First floor





Second floor





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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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01273 727070

www.flude.com



July 2020

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH