



**Sheridan House**  
112-116 Western Road, Hove BN3 1DD

**TO LET**

**MANAGED OFFICE SUITES TO LET**  
**FROM £35 PER SQ FT INCLUSIVE**

Available on flexible inclusive terms

**Key Features:**

- Newly refurbished office suites of various sizes
- Available by way of easy in / easy out flexible licence agreement
- With access to on site meeting room, kitchen & break out area
- Rent Inclusive of building services - electricity, central heating, water, cleaning etc
- All suites eligible for zero rates / small business rates relief subject to status





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### Location

The property is situated on the north side of Western Road, the main thoroughfare linking Brighton and Hove. Brighton city centre is located approximately ½ mile to the east.

Both Brighton and Hove mainline railway stations are located within walking distance whilst the A259 seafront road is a short walk to the south. In addition, the property is well served by numerous local bus and taxi services.

### Accommodation

The suites are located on the first and second floors of Sheridan House, a prominent mixed use city centre building.

The entire first floor has been split to create newly refurbished offices of varying sizes, fitted to a specification that includes:

- New carpet tile flooring throughout
- LED lighting
- Perimeter trunking
- Central heating
- Access to shared kitchen / breakout area
- Shower facilities
- Door entry system
- Lift
- Separate male & female WC facilities

### Terms

The suites are available to let by way of easy in & easy out licence agreement inclusive of electricity, heating, water, insurance, cleaning of common areas and all other building services.

High speed internet connectivity packages available from £75 pcm per unit.

	Sq Ft	Price PCM
1st Floor - Suite 2	193	£450
1st Floor - Suite 4	204	£575
1st Floor - Suite 8	265	£825
2nd Floor - Suite 3&4	750	£1,800

### EPC

We understand the property to have an EPC rating of D(28).

### Planning

We understand that the premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

### Business Rates

Each unit is eligible to qualify for small business rates relief (subject to status).

### VAT

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

### Legal Fees

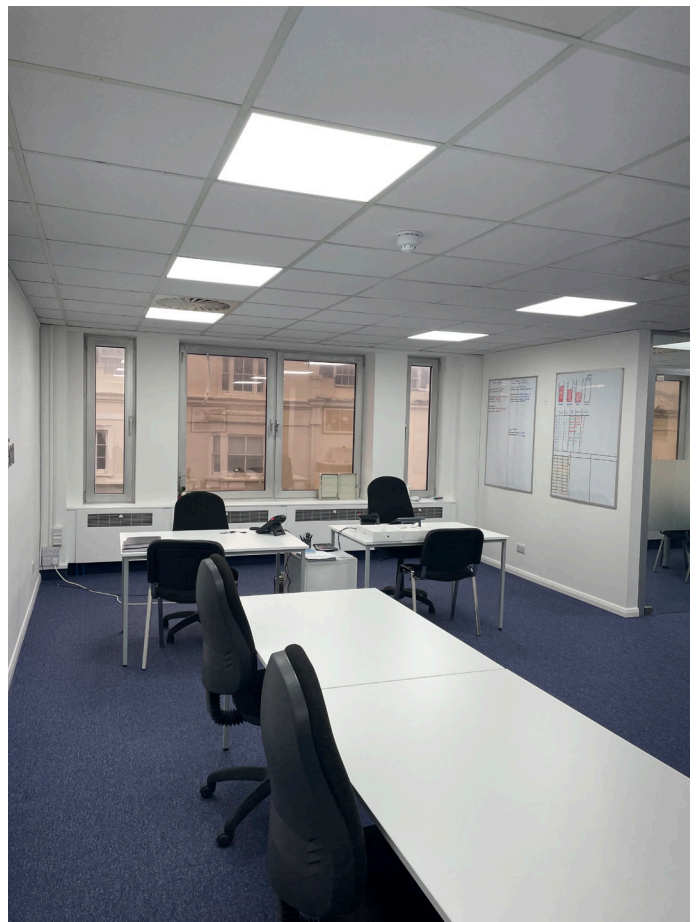
Each party to bear their own legal costs incurred.





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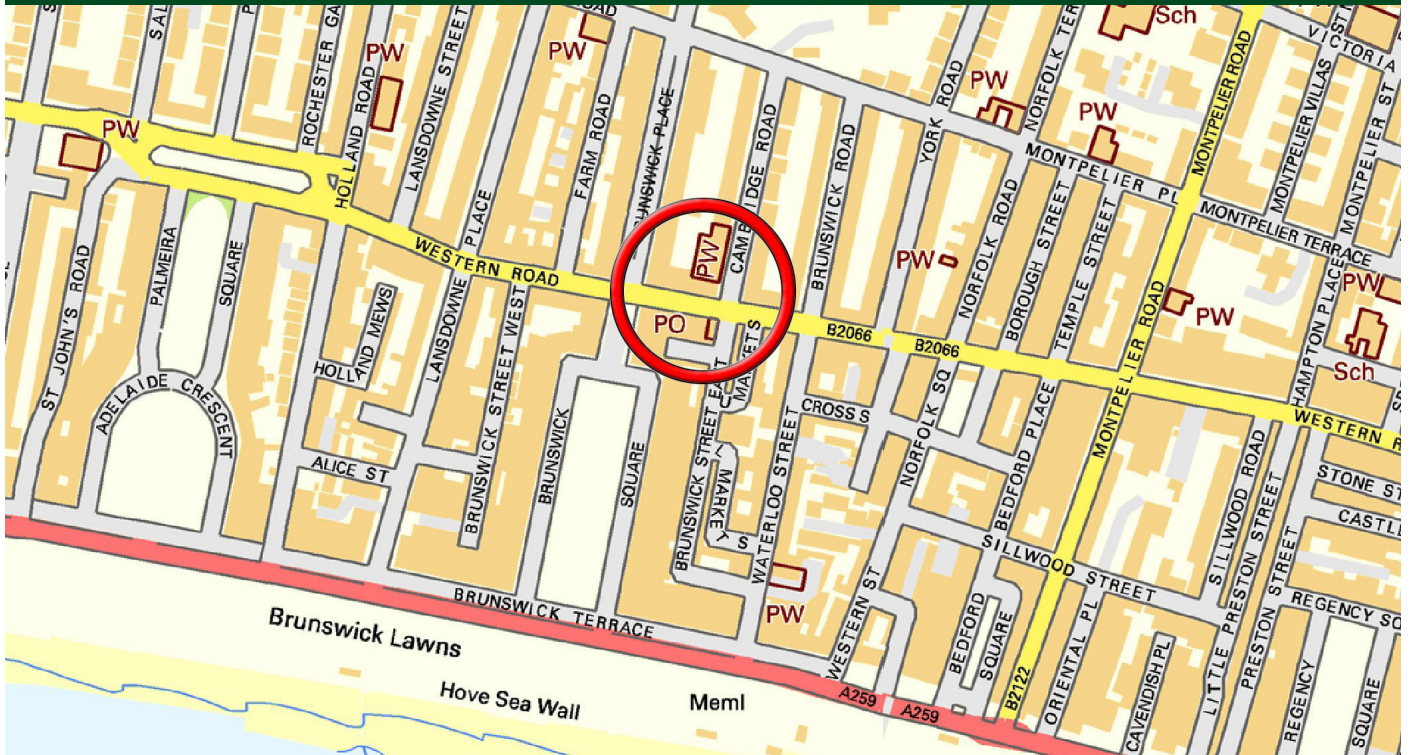
OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are 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 Property Consultants 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 sole agents Flude Property Consultants:

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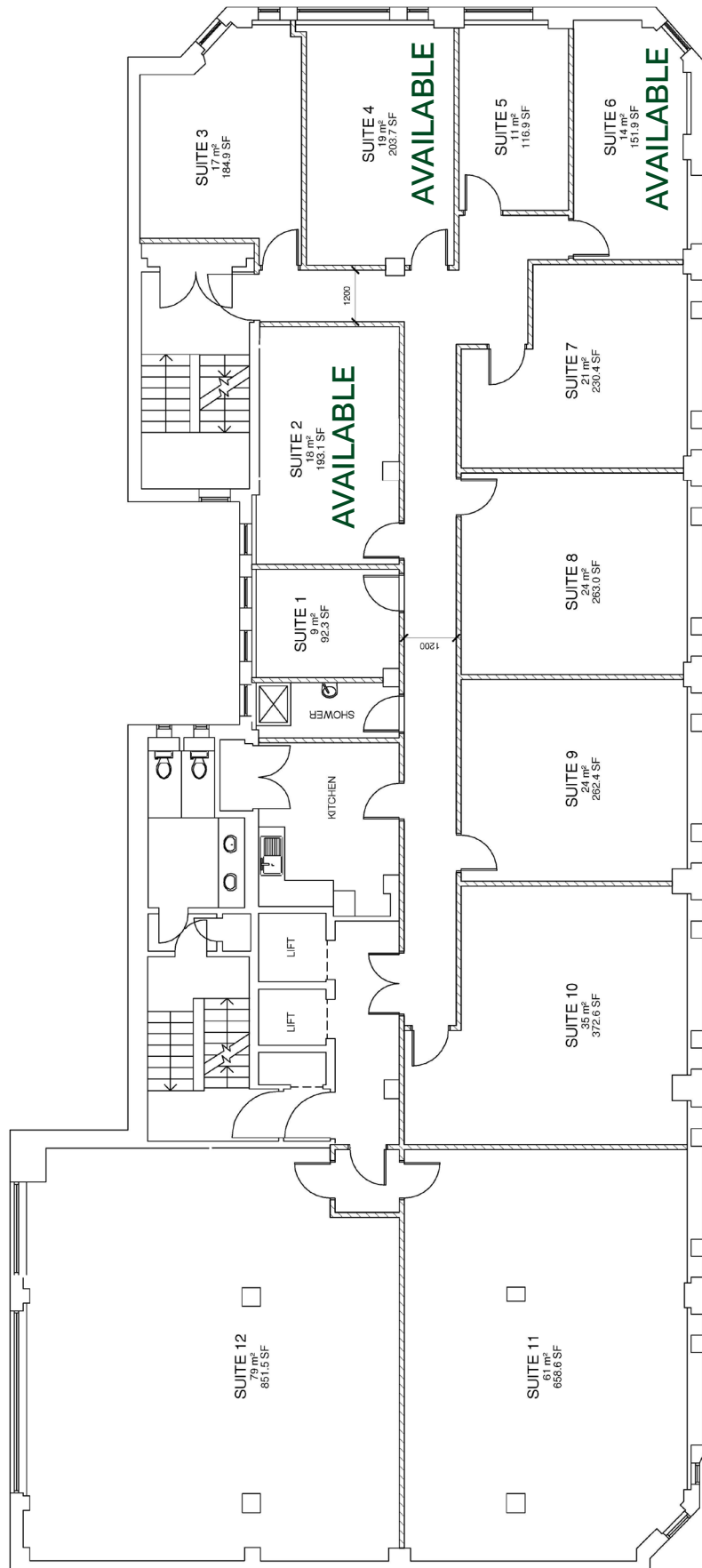




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## Floor Plans



FIRST FLOOR



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## Floor Plans

