



TO LET

The Dock Hub
Wilbury Villas, Hove BN3 6AH



Key Features

- Located in central Hove close to Hove Station and bus routes
- High spec' office accommodation – 24 hour access
- Air conditioning units in each office
- Dedicated 1Gbps fibre to the premises with fast file uploads
- Multimedia conference facilities
- On-site management and support

Location

The property is conveniently located in central Hove and within a few minutes of Hove railway station and local bus routes.

Accommodation

The property also benefits from the following :

- Private offices with 24 hour access
- 8.30am-5pm staffed reception
- Air conditioning throughout The Dock Hub
- Discounted multimedia conference & meeting room facilities
- Personal mailboxes
- Shower facilities
- Secure bike facilities
- Kitchenettes with microwave, fridge, kettle & toaster
- 100% recycled and general waste facilities





Available Office Space

Suite	Sq Ft	Description	Price PCM + VAT	Availability
GF1	126.45	Ground Floor; South Facing; 2-3 person office	£510	Aug/Sept 2024
GF1A	121.88	Ground Floor; South Facing; 1 - 2 person office	£490	Aug/Sept 2024
GF2	124.14	Ground Floor; South Facing; 3 - 4 person office	£480	Available now
GF4	145.80	Ground Floor; North Facing; 4 - 5 person office	£565	Available now
GF5	389.96	Ground Floor; North Facing; 12 - 14 person office	£1,550	Available now
104	233.37	First Floor; West Facing; 6 - 8 person office	£1,000	Available now
107A	143.32	First Floor; South Facing; 4 - 5 person office	£630	Available now
401	613.87	Fourth Floor; Northwest Facing; 15 - 20 person office	£2,600	Available now
407	258.80	Fourth Floor; North Facing; 8 - 10 person office	£1,100	Available soon
408	226.04	Fourth Floor; South Facing; 7 - 8 person office	£950	Available now



EPC

We understand the property to have an EPC rating of B.

Terms

The suites are offered on inclusive terms (with the exception of business rates, broadband and phones) and by way of flexible licence agreement for a term to be agreed.

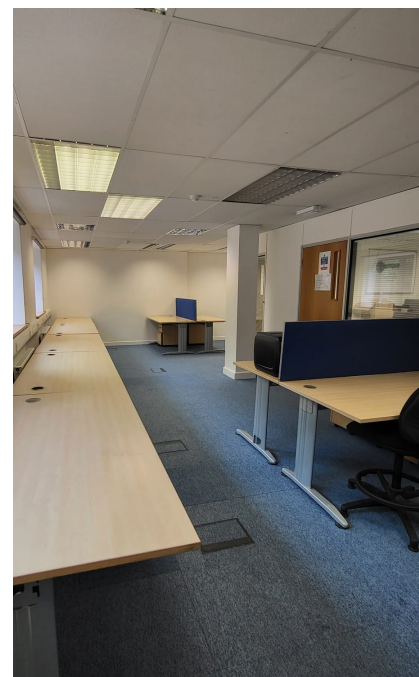
Rateable Value

Each suite is individually rated for the purposes of business rates valuation. The majority of occupiers can expect to benefit from 100% small business rates relief, subject to status.

VAT & Legal Fees

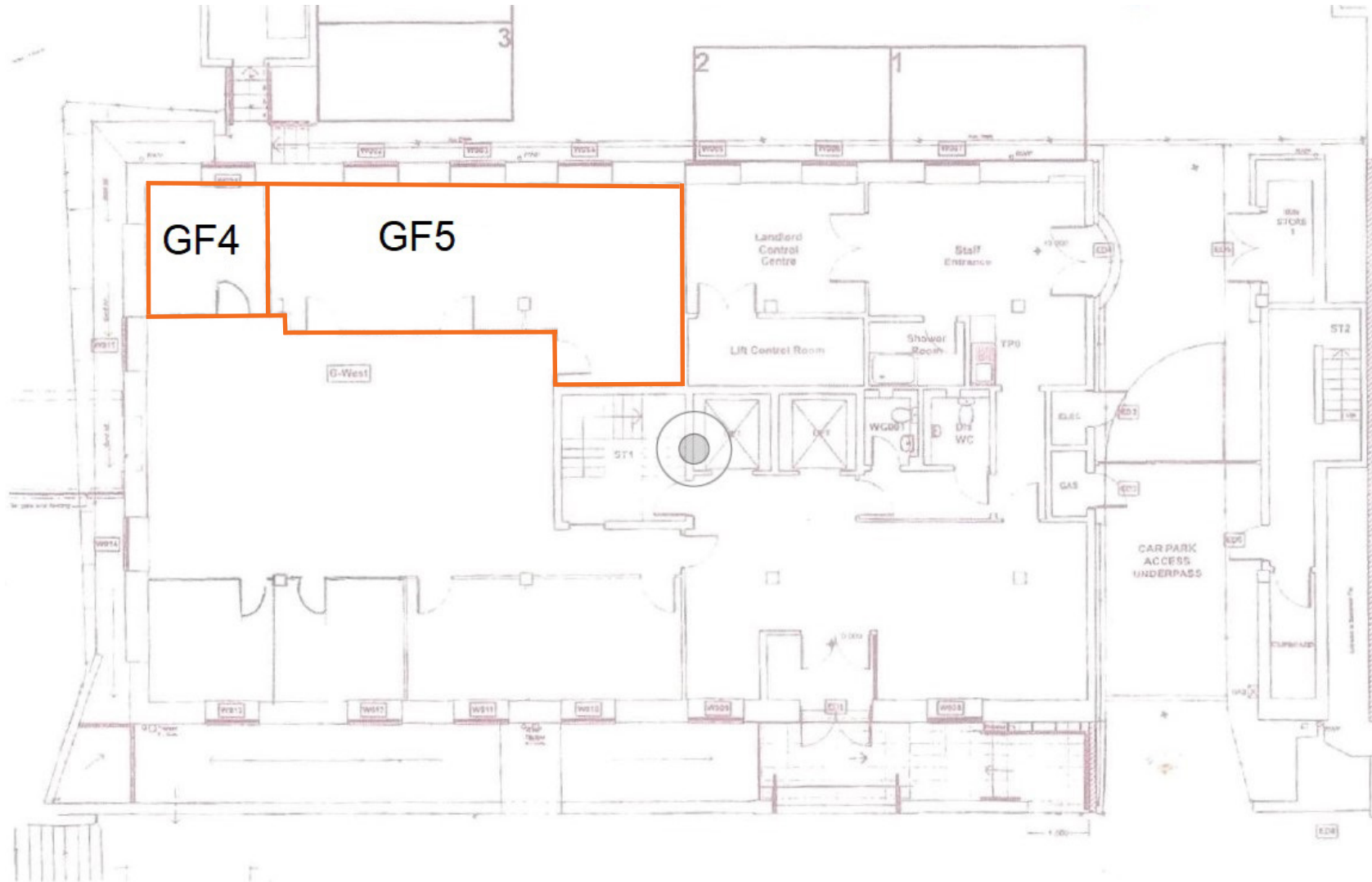
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.



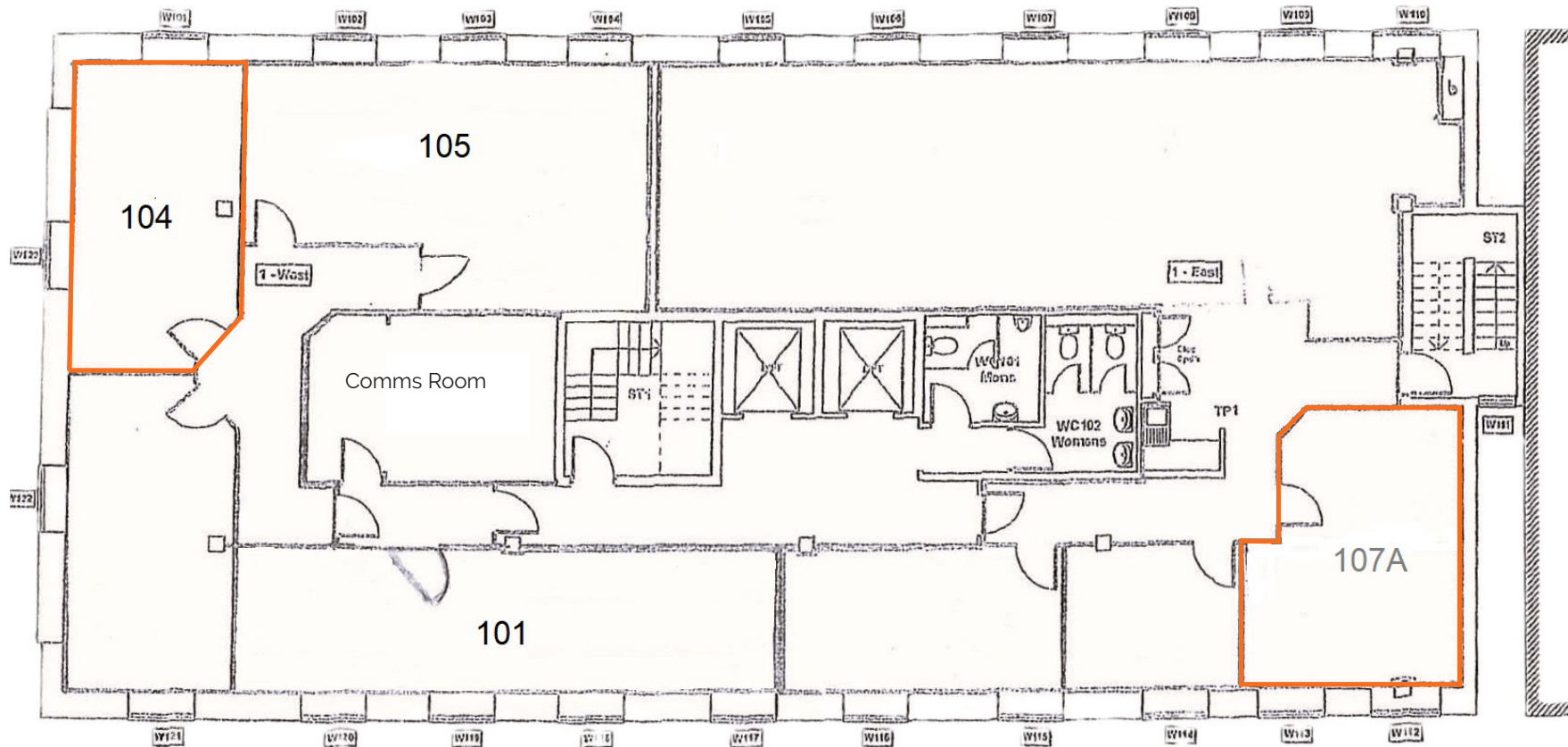


GROUND FLOOR PLAN



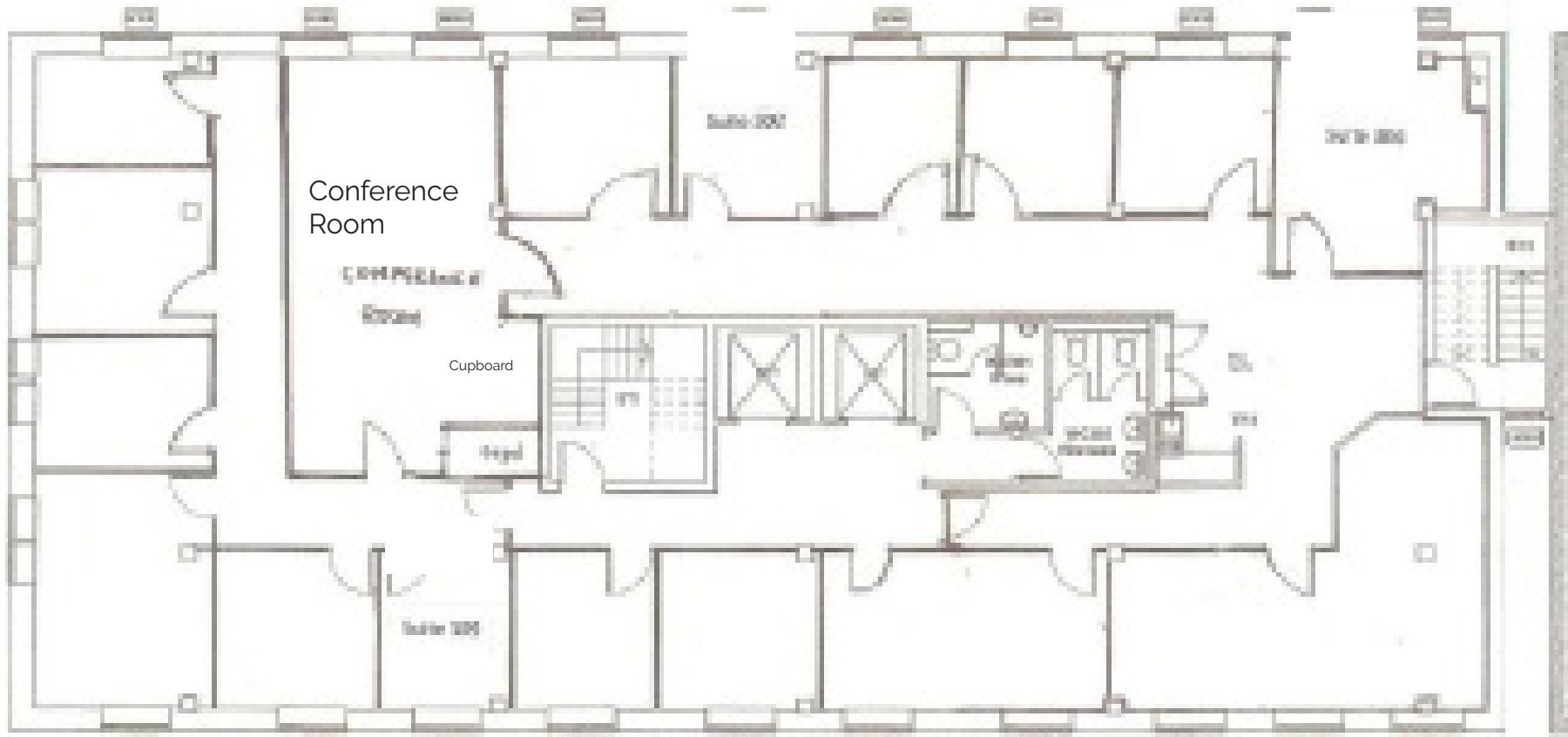


FIRST FLOOR PLAN



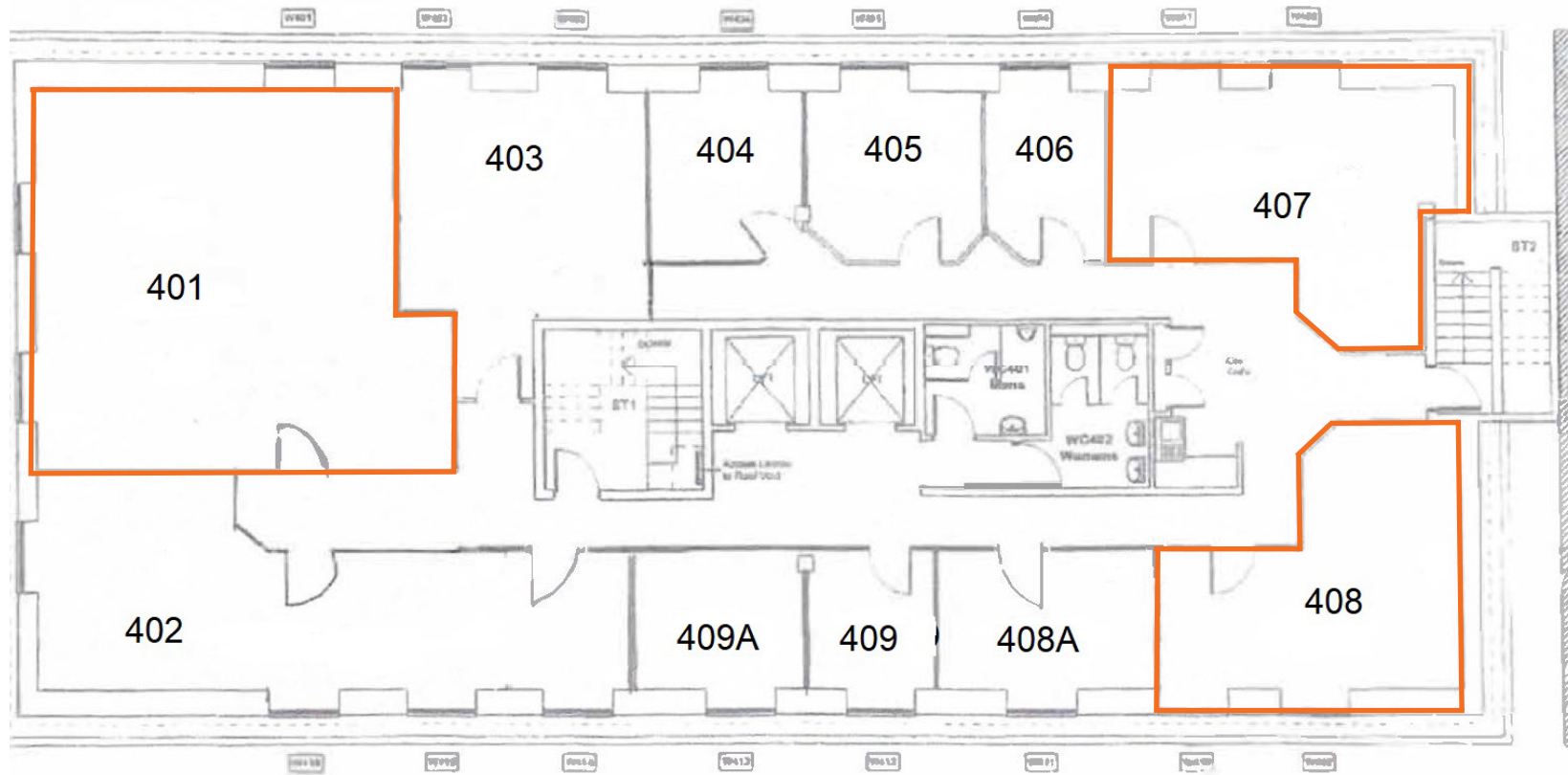


THIRD FLOOR PLAN



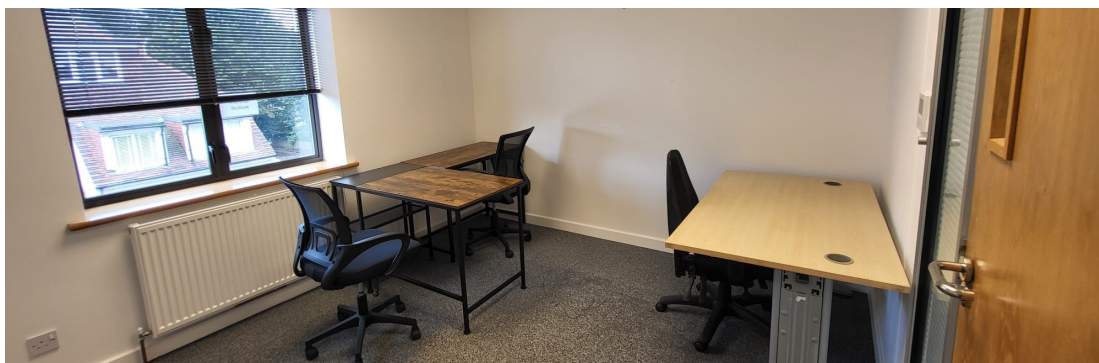
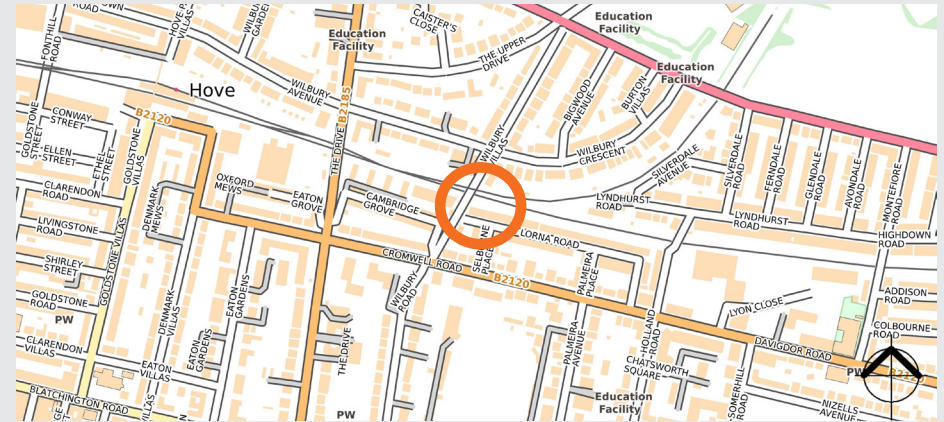


FOURTH FLOOR PLAN





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Wilbury Villas, Hove BN3 6AH



Further Information

Please contact the sole agents Flude Property Consultants:

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