



TO LET

Intergen House
65-67 Western Road, Hove, East Sussex BN3 2JQ



Key Features

- Comprising a suite of newly refurbished office units of various sizes
- Situated in an attractive location overlooking Palmeira Square
- Available by way of easy in / easy out flexible licence agreement or longer lease
- Rent Inclusive of building services - electricity, central heating, water, cleaning etc
- Suites eligible for zero rates / small business rates relief subject to status
- Pre-installed high speed broadband connectivity

Location & Accommodation

Intergen House is situated close to the Hove / Brighton boundary and immediately adjacent Palmeira Square, approximately one mile west of Brighton city centre and at the western end of Western Road, which is one of Brighton & Hove's main retailing and commercial thoroughfares.

The various suites are fitted to a range of specifications that typically include:

- Carpet tile flooring throughout
- LED lighting panel
- Kitchen and breakout area
- Perimeter trunking
- Electric wall heaters
- Dedicated WC facilities to each floor
- Door entry system
- Lift to all floors





Terms

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

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

Accommodation

The property has the following approximate Net Internal Areas (NIA):

	Sq Ft	Sq m	Price PCM	
7th Floor - Office 1	115	10.68	£400	Available

EPC

We understand the property to have an EPC rating of B(50).





Rateable Value

Rateable Value 2023: Most units are eligible to qualify for small business rates relief (subject to status).

Planning

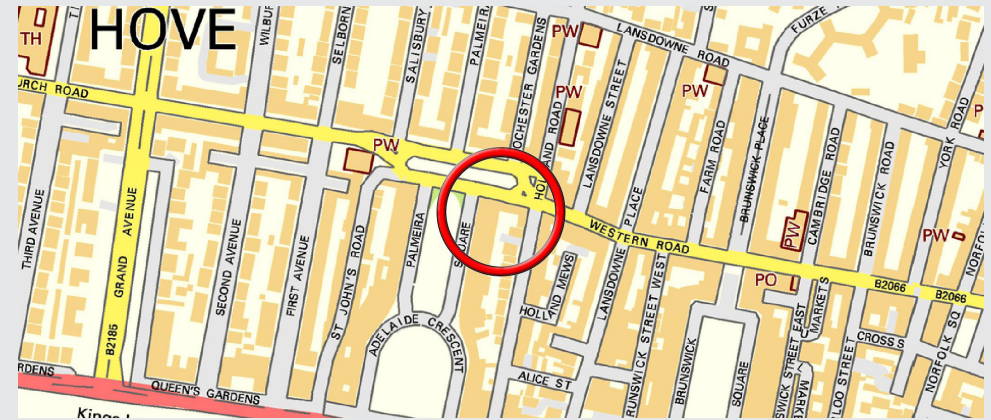
We understand that the premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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



Further Information

Please contact the sole agents Flude Property Consultants:

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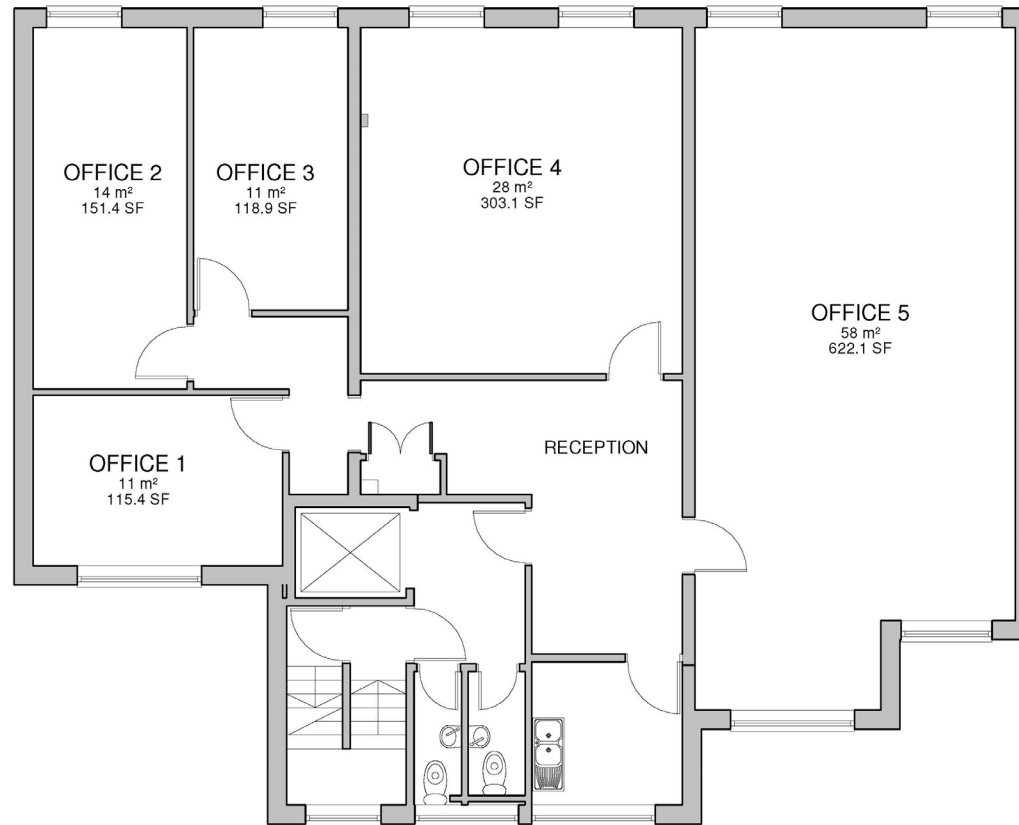
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FLOOR PLAN For identification purposes only



1 SEVENTH FLOOR
1 : 100