



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
- Suites eligible for zero rates / small business rates relief subject to status
- Pre-installed high speed broadband connectivity
- Rent inclusive of service charge and utilities, and exclusive of electricity and business rates.

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 service charge and utilities, and exclusive of electricity and business rates.

The building benefits from pre-installed ultrafast broadband. High speed internet connectivity packages available from £75 pcm per unit.

Accommodation

The suites have the following approximate Net Internal Areas (NIA):

Description	Sq Ft	Sq m	Price PCM	Availability
3rd Floor - Suite 1	575	53.42	£1,550	from 1 August 2024
5th Floor	1,593	147.99	£3,050	from 1 August 2024
7th Floor - Suite 2	151	14.03	£500	Available now

EPC

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





Rateable Value

3rd Floor - Suite 1	£9,000
5th Floor	£21,750
7th Floor - Suite 2	£2,900

Some occupiers may be eligible to claim small business rates relief, subject to status.

Planning

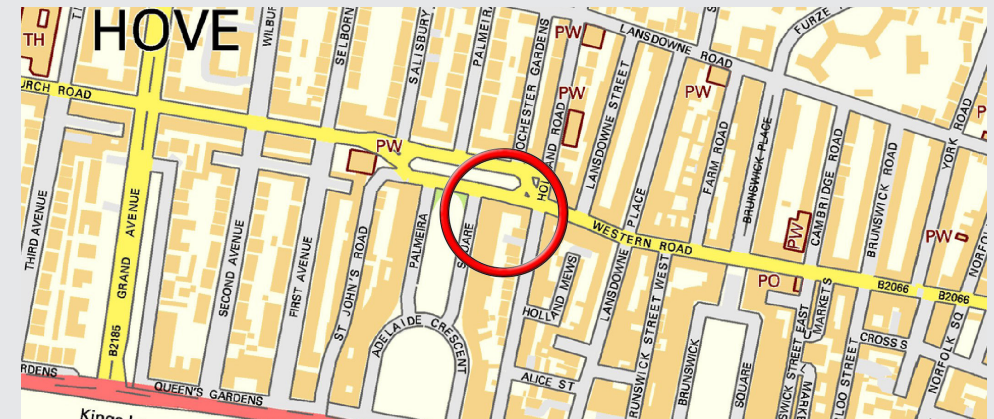
We understand that the premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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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01273 727070

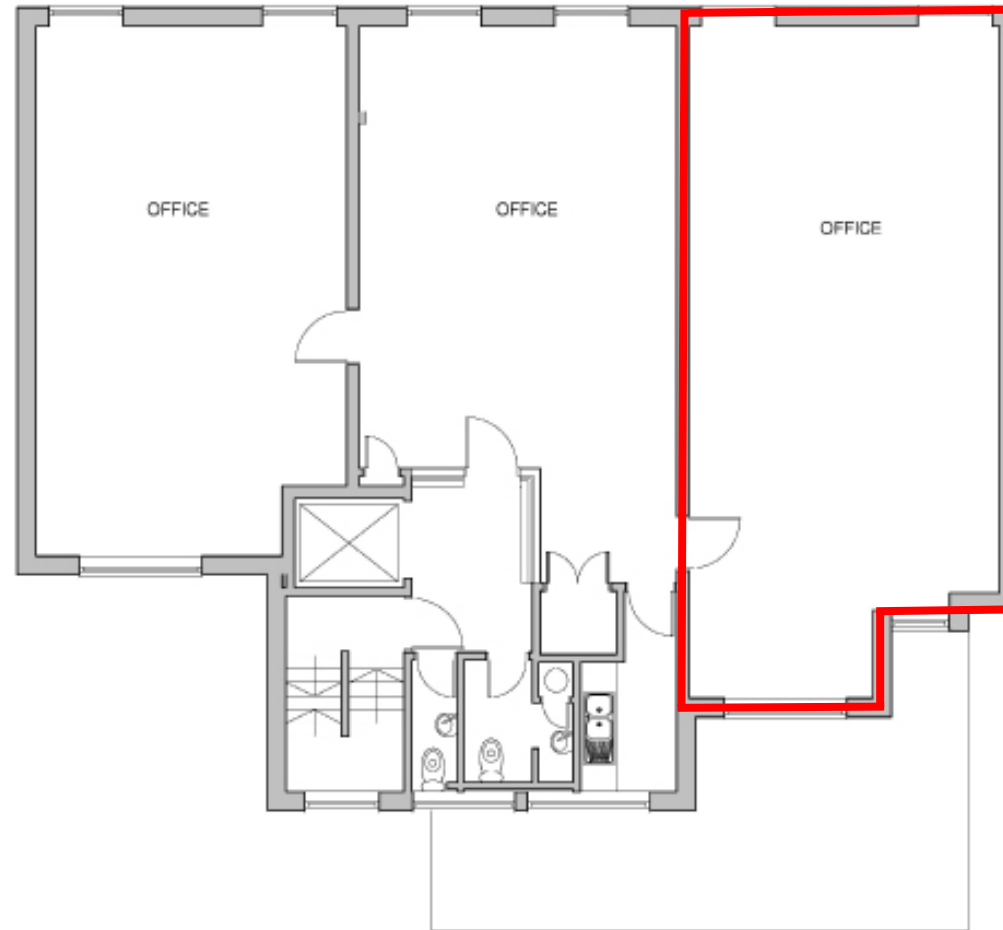
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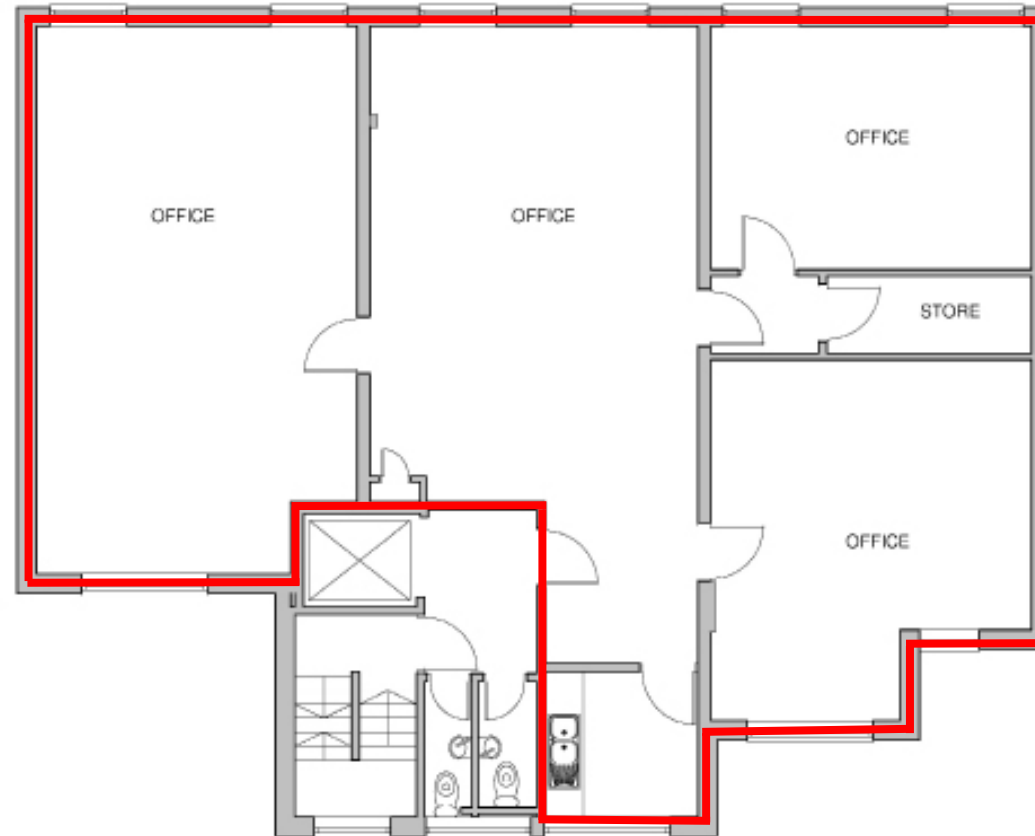
FLOOR PLAN For identification purposes only



1 **THIRD FLOOR**
1 : 100



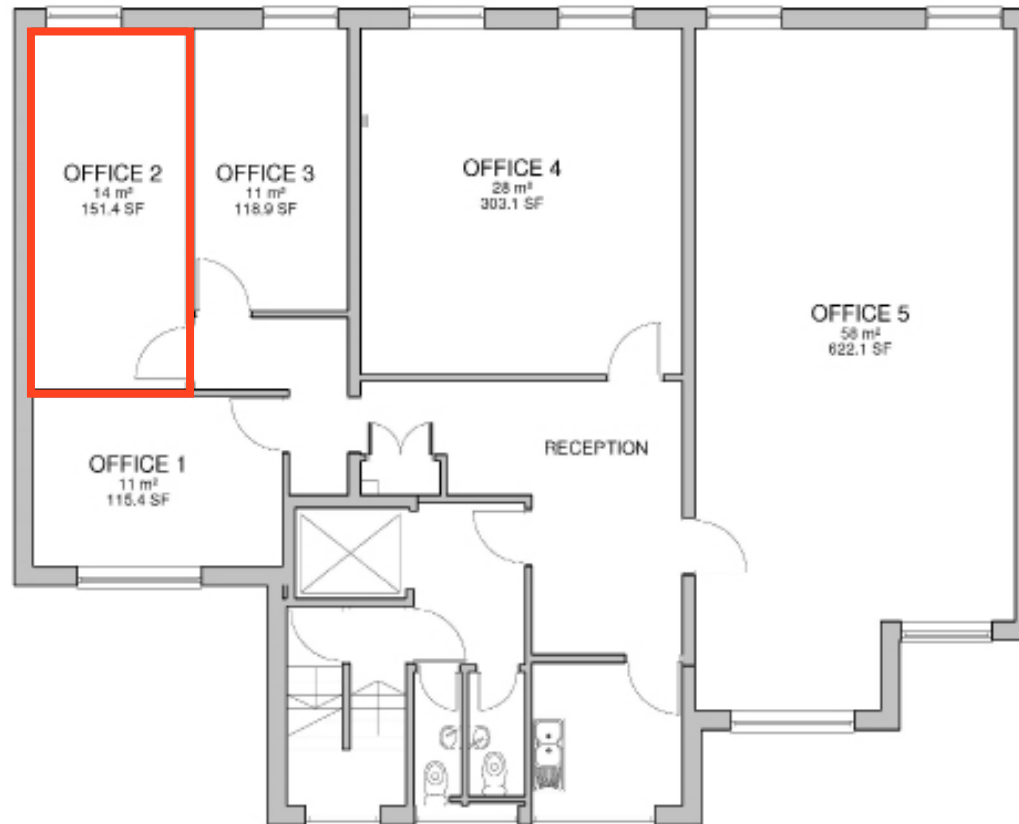
FLOOR PLAN For identification purposes only



1 FIFTH FLOOR
1 : 100



FLOOR PLAN For identification purposes only



1 SEVENTH FLOOR
1 : 100