



257 New Church Road  
Hove, East Sussex BN3 4EL

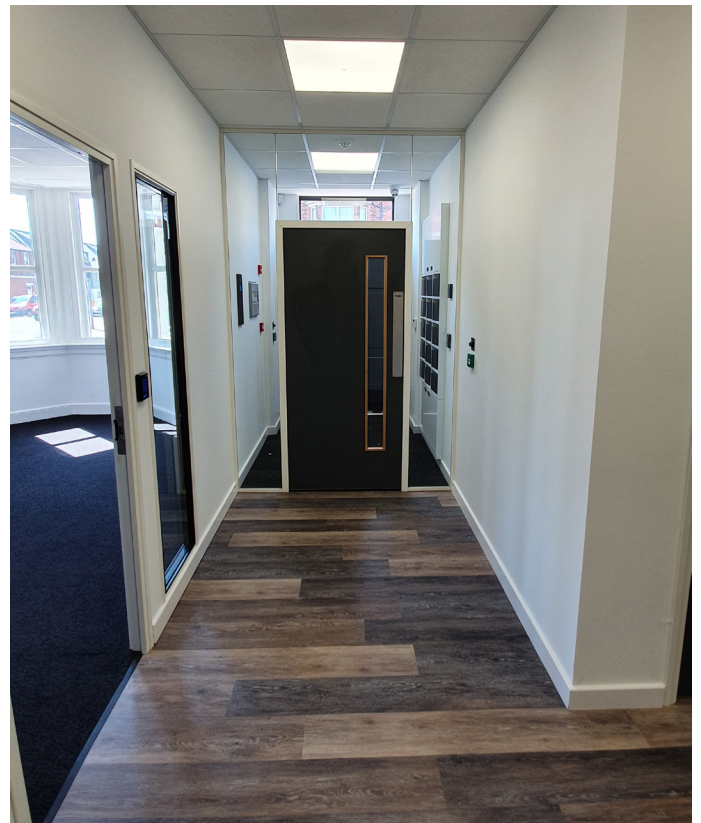
**TO LET**

## 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





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## 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.

- Self-contained units in modern building
- Shared meeting rooms
- Recently refurbished
- Suspended ceilings with inset CAT 2 lighting
- CAT 5 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

Current availability:

Office	Sq Ft	Rent (PCM)
12	161	£530
15	205	£730

## EPC

We understand the property to have an EPC rating of D(97).

## Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

## Terms

The suites are available to let by way of a new licence contract for a minimum term of 6 months. If required, longer terms can be secured.

## Business Rates

Included.

## VAT

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

## Legal Fees

Each party to bear their own legal costs incurred.



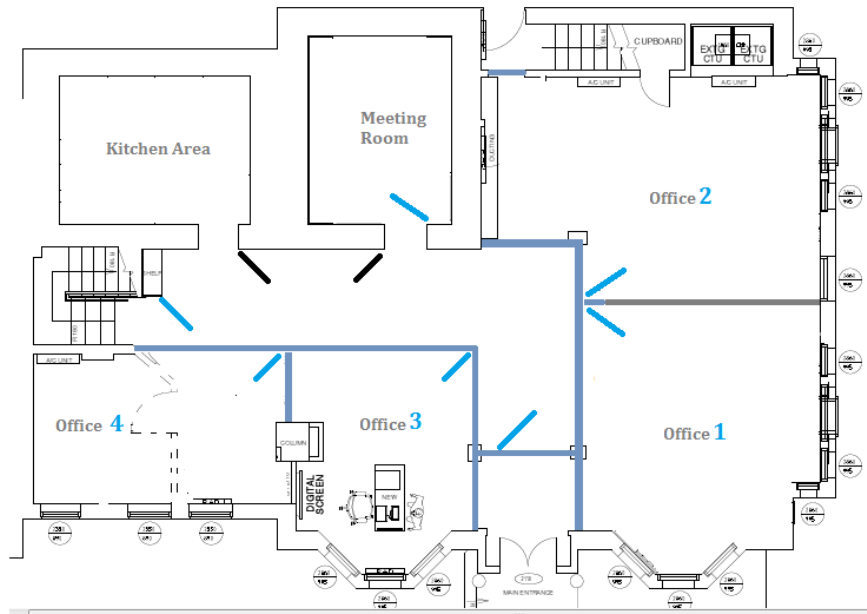
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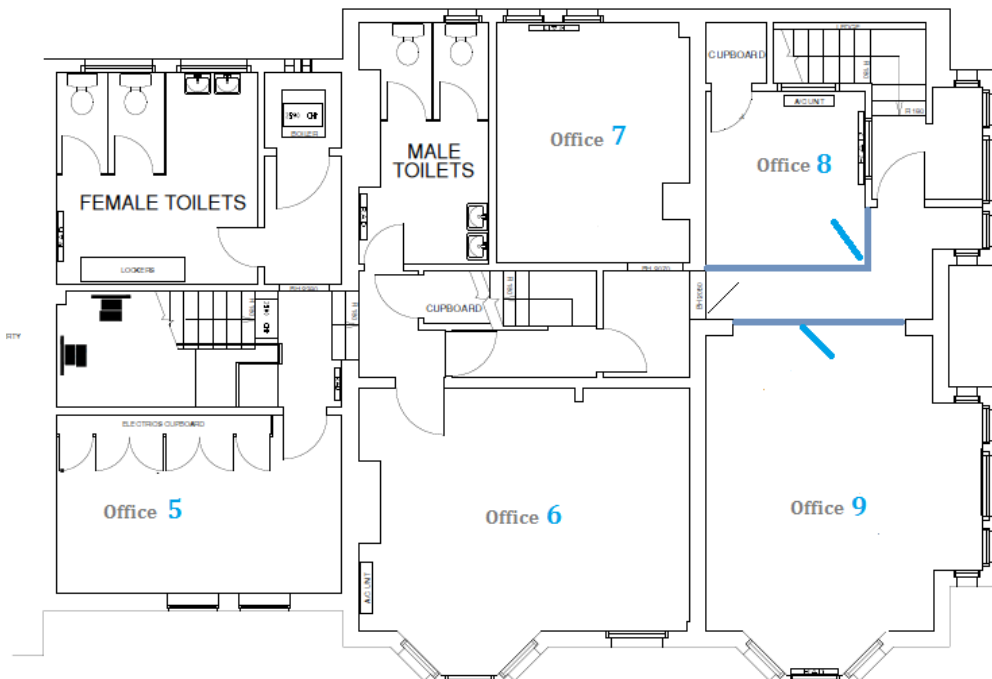
OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



### Ground floor

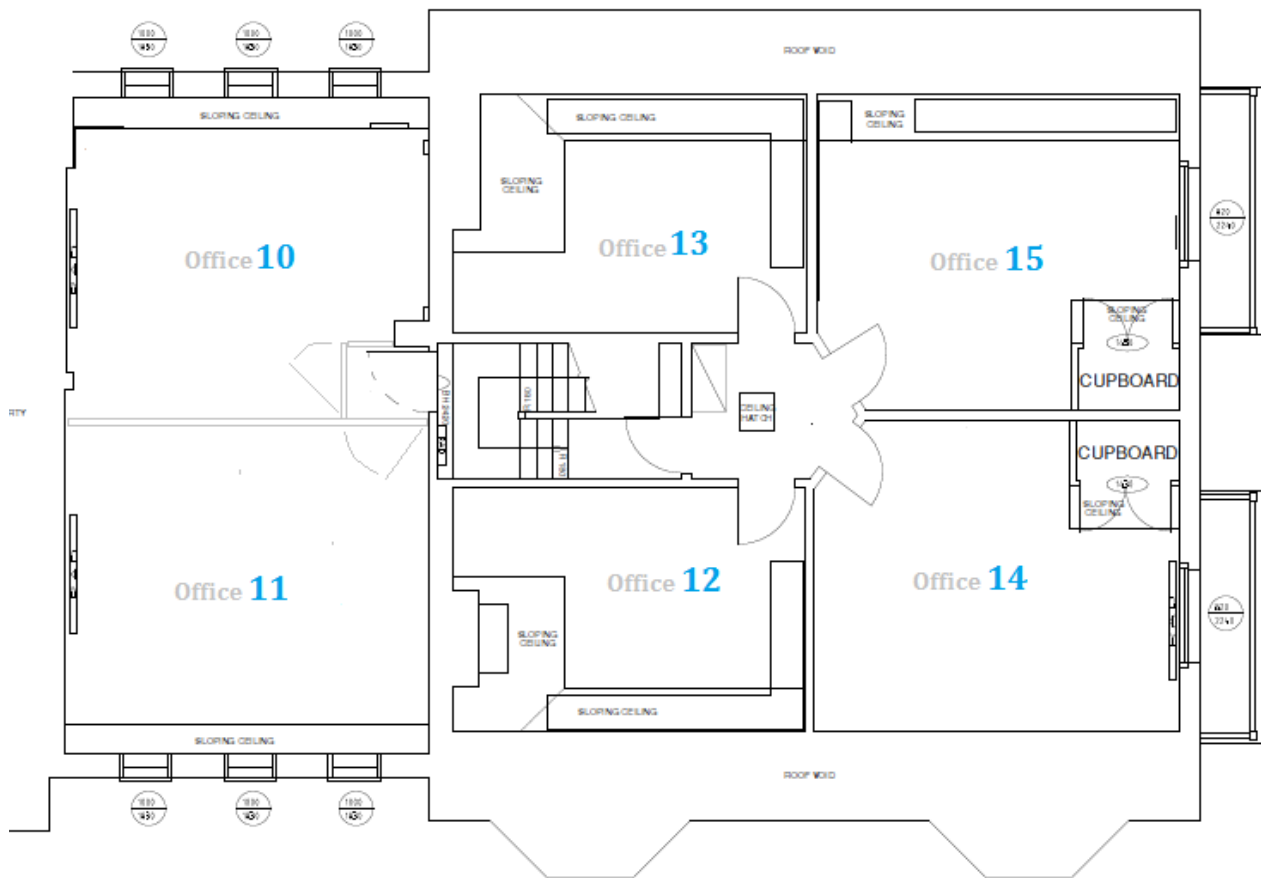


### First floor



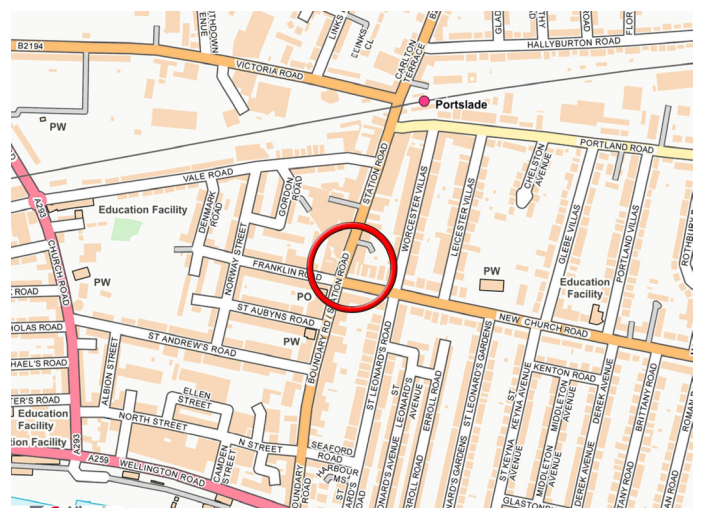


## Second floor





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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

