



01 SOUTH ELEVATION
1:200 @ A3

TO LET / FOR SALE

Front building, 106-112 Davigdor Road
Hove, East Sussex BN3 1RE



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Key Features

- New E class office building under construction
- Offering Pre-Let / Sale opportunity
- Comprising a newly constructed 3 storey office building complete with roof terrace
- Anticipated completion due Q1 2024
- Excellent access to Brighton / Hove and A27/A23
- Dedicated Parking Area for 2 vehicles (or more if double parked)



Location & Situation

The property is situated on the northern side of Davigdor Road close to its junction with Montefiore Road, and in close proximity to the Seven Dials district, and within a 10 to 15 minute walk of Hove and Brighton railway stations.

Location pin (what3words) : [spicy.flags.tennis](https://what3words.com/spicy.flags.tennis)
<https://what3words.com/spicy.flags.tennis>





Description & Accommodation

The property will comprise a purpose built modern building with covered parking to the side. The available accommodation is arranged over 3 floors and along with a roof terrace area.

The property has the following approximate NIA:

| Floor | Sq Ft | Sq M |
|--------------|--------------------|--------------------|
| Ground | 858 | 79.75 |
| First | 858 | 79.75 |
| Second | 858 | 79.75 |
| Total | 2,574 Sq Ft | 239.25 Sq M |

The building will provide open plan space over each of the floors, with the ability for the space on each floor to be flexibly arranged and either rented out as a single building, or sub divided into suites.

Externally the building has been designed with a modern contemporary style.

The office will benefit from the following features:

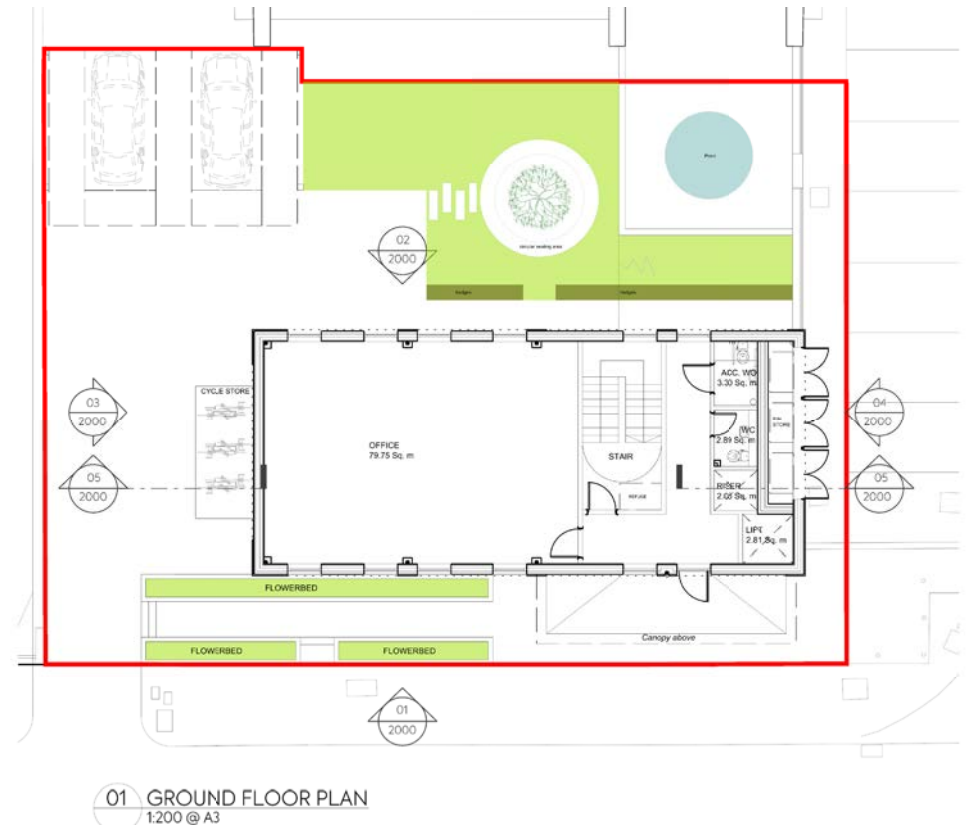
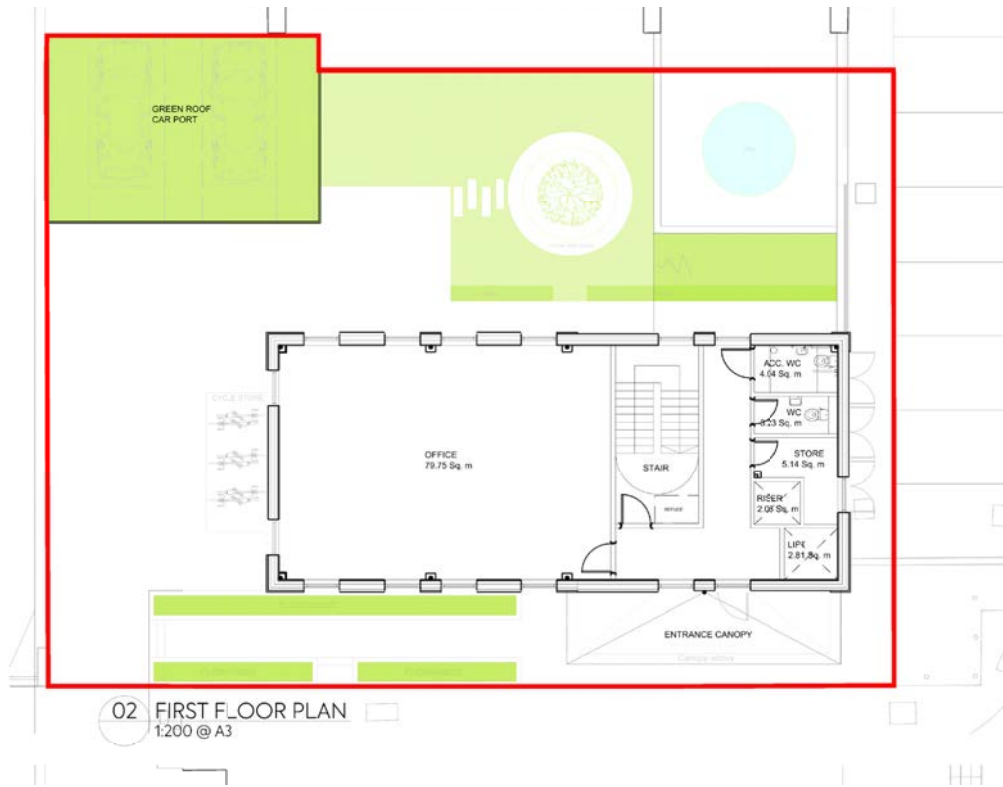
- Air source heat pump system to all floors providing cooling and heating.
- Solid concrete floors to all level
- Parking area providing 2 spaces or more if double parked
- Detached cycle store providing safe storage for up to 8 bicycles in a safe, secure and covered storage area



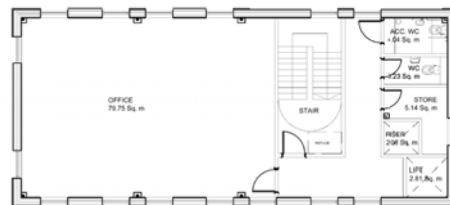
03 EAST ELEVATION
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04 WEST ELEVATION
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04 ROOF TERRACE PLAN
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03 SECOND FLOOR PLAN
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05 ROOF PLAN
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EPC

TBC.

Terms

The building is available either to let under the terms of a new lease or for sale. POA

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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