



TO LET

The Agora
Ellen Street, Hove, East Sussex BN3 3LN



Key Features

- Comprising a fully fitted office suite arranged over the whole of the first floor
- Providing modern & contemporary styled office accommodation
- Complete with a suite of meeting rooms and board room facilities
- Including dedicated soft break out and collaboration spaces
- Separate kitchen and dining area
- Dedicated shower room
- Located within a 5 minute walk of Hove Station
- Providing on-site parking for 8 vehicles
- Bike storage
- The property is **not** elected for Vat





Description & Accommodation

The subject suite has recently been the subject of a comprehensive refurbishment by the outgoing tenant, and carefully configured to provide high quality, and mainly open plan office accommodation fitted to a high specification throughout, and benefiting from the following amenities:

- Suspended ceilings with recessed LED lighting
- A suite of various size meeting room and board room facilities
- A mix of soft breakout and collaboration space
- Separate male & female WC facilities
- Perimeter trunking
- Door entry system
- Central heating
- Fully fitted kitchen with integrated appliances
- Lift
- Window blinds
- On-site parking

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
First	5,992	556.7

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.

Location & Situation

Ellen Street is located in the centre of Hove, a very short walk away from Hove mainline railway station which provides access to London Victoria in one hour five minutes.

Location pin (what3words) : ranged.woven.scary
<https://what3words.com/ranged.woven.scary>

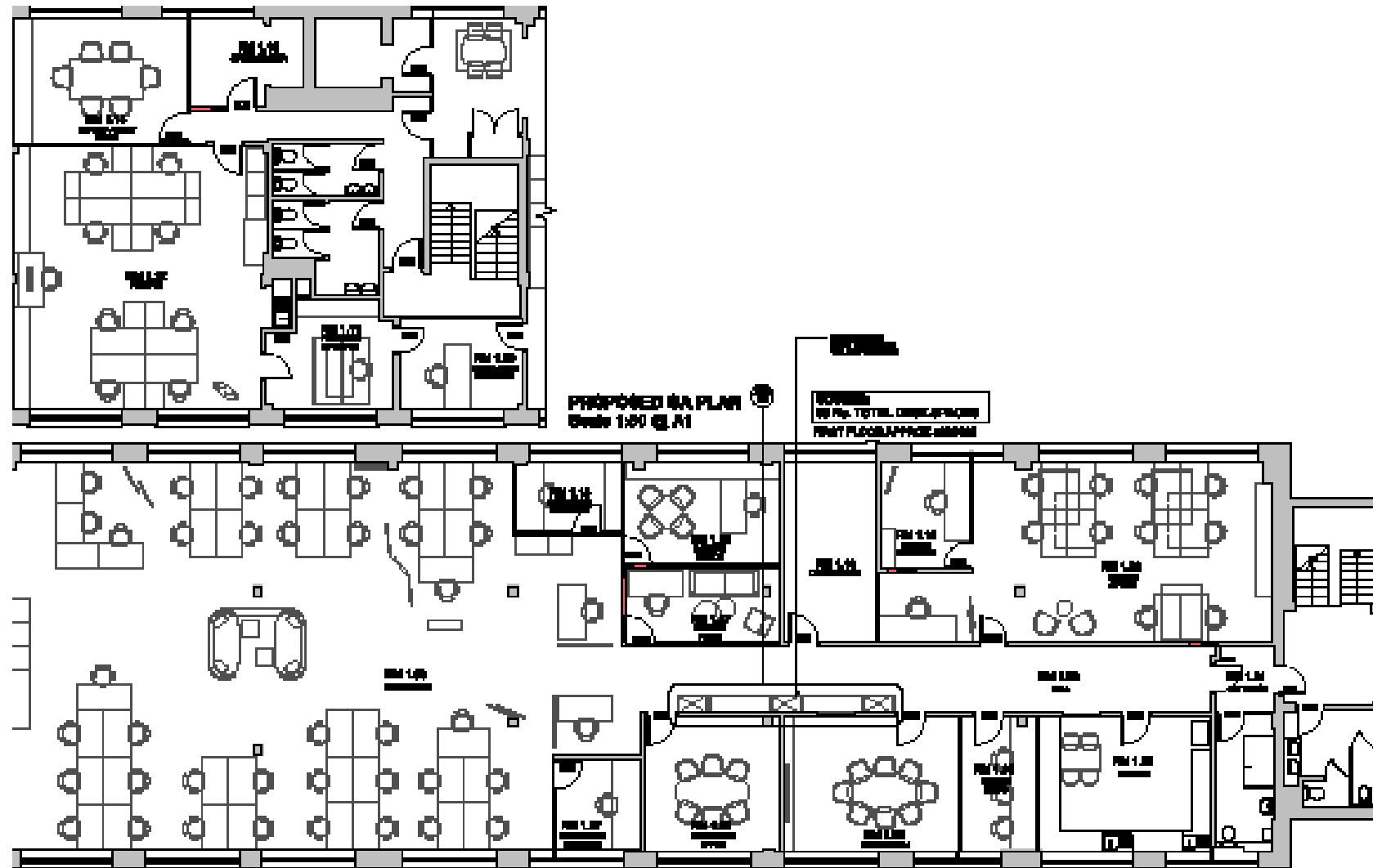


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FLOOR PLAN For identification purposes only





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Terms

The space is available to let by way of a new lease at a guide rental of £22 psf per annum, exclusive.

Rateable Value

Rateable Value 2023: £80,500.

EPC

TBC.

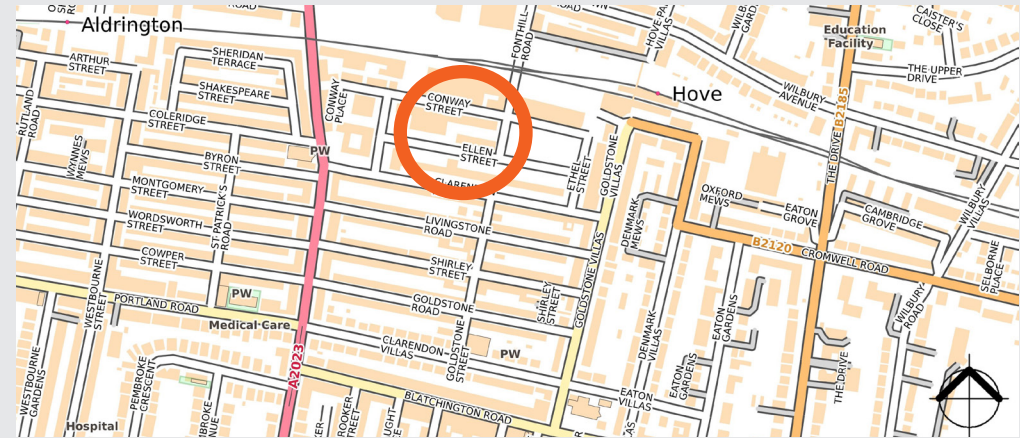
Legal Fees & VAT

Each party to bear their own legal costs incurred.

We are advised the property is not elected for VAT and therefore no VAT shall be payable on the rental

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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