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property

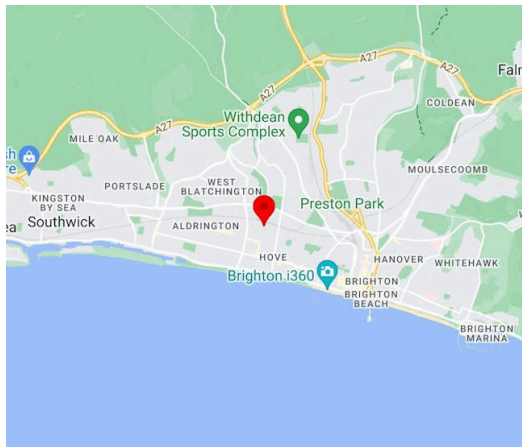


## 72 Ethel Street, Hove, BN3 3RU

Office To Let | £22,500 per annum exclusive of rates, VAT & all other outgoings | 787 sq ft

Rear (West) Elevation

NEWLY CONSTRUCTED OFFICE SPACE (CLASS E) ARRANGED OVER 3 FLOORS. AVAILABLE Q4 2024



## Description

This newly developed office space is situated over ground, lower ground and first floors on Ethel Street in Hove. The property comprises an open plan office spaces with kitchen and W/C arranged over 3 floors. Available Q4 2024

## Location

This property is located on the eastern side of Ethel Street, just south of the junction intersecting Ellen Street. Hove Railway Station is a few hundred yards away with regular service along the coast and to London. Various bus stops are situated on the surrounding streets. Church Road, Blatchington Road and George Street are a short walk to the south. Nearby occupiers include Tesco Express, The Station Pub and Small Batch.

## Accommodation

| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Lower Ground | 286        | 26.57        |
| Ground       | 249        | 23.13        |
| 1st          | 252        | 23.41        |
| <b>Total</b> | <b>787</b> | <b>73.11</b> |

## Terms

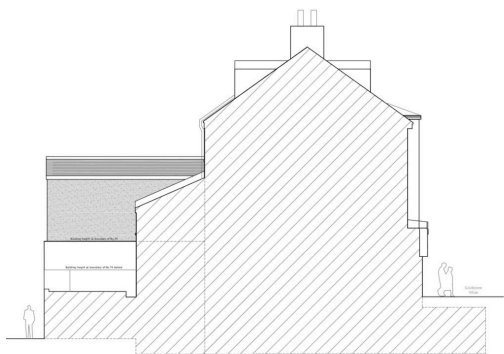
The property is available by way of a new effective full repair & insuring lease for a minimum term of 3 years at a rent of £22,500 per annum exclusive of rates VAT & all other outgoings. Subject to Status, a rent deposit of 3 - 6 months will be required.

## Plans

Please note measurements scaled from plans. All plans/ pictures are indicative and subject to change.



Section/ Side (North) Elevation



Section/ Side (South) Elevation

## Summary

- Rent: £22,500 per annum exclusive of rates, VAT & all other outgoings
- Business rates: Business rates to be assessed.
- VAT: To be confirmed
- Legal fees: The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
- Lease: New Lease

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings



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