



Newly Refurbished Offices

Unit 9

**Hove Business Centre, Fonthill Road, Hove,
BN3 6HA**

Office

TO LET

5,111 sq ft

(474.83 sq m)

- Adjacent to Hove Station
- Refurbished office space
- Exposed services with new air conditioning
- LED lighting
- Kitchen / breakout area
- 2 car parking spaces

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Summary

Available Size	5,111 sq ft
Rent	£25 per sq ft exclusive
Rateable Value	£82,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (95)

Description

Hove Business Centre is part of the former Dubarry Perfumery Building. Unit 9 is located on the top floor and is currently fit out as a studio space.

The office suite is currently undergoing an extensive refurbishment programme to deliver high quality Cat A office accommodation. Upon completion, the space will provide an open plan working environment featuring new windows, exposed services, LED lighting, air conditioning, and dedicated kitchen facilities, providing a modern and efficient workplace suitable for a wide range of occupiers.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Rent
Unit 9	5,111	474.83	£127,775 /annum
Total	5,111	474.83	

Location

The property is located immediately to the north of Hove mainline railway station within the heart of Hove.

The premises front Factory Road, a one way street accessed from Fonthill Road to the west. Local shopping facilities are available in Goldstone Villas and Hove Park Villas.

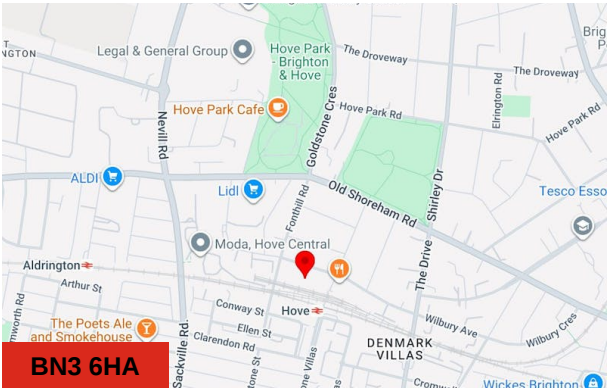
Hove's main shopping area of George Street/Church Road is within 10 minutes walk.

Terms

A new full repairing & insuring lease for a term to be agreed at a commencing level of £25.00 per ft², subject to rent reviews at appropriate intervals.

There will be a service charge to cover the upkeep and repair of the common parts.

Each party to be responsible for their own legal fees.



Viewing & Further Information



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