



Mainstone House
20 Mainstone Road, Hove, East Sussex BN3 5HL

TO LET

SELF CONTAINED OFFICE BUILDING WITH PARKING

Total Size 54.83 sq m (590 sq ft)

Key Features:

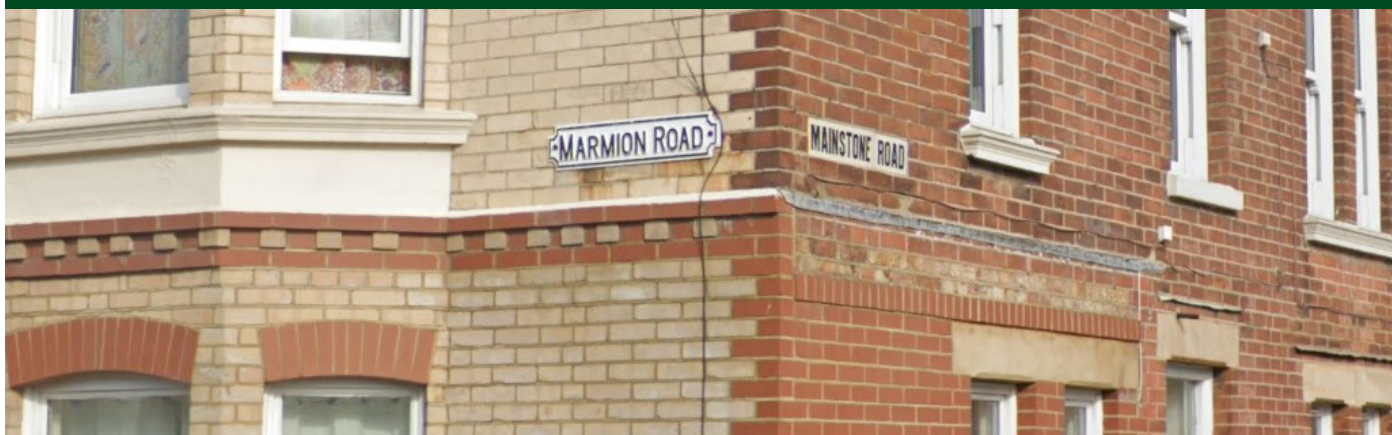
- Modern attractive self contained building
- Private courtyard garden
- Walking distance of Aldrington and Hove station
- Arranged over ground and first floors
- Available by way of a new lease
- Rent £20,000 per annum
- On site parking





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Location

The property is situated on the corner of Marmion Road and Mainstone Road in Hove's popular Poets Corner district. Aldrington Station is within 450m and Hove Station approx 1.1km. Portland Road is 100m to the south.

Accommodation

The building comprises an attractive modern purpose built self-contained office building with accommodation arranged over 2 floors. It benefits from private parking for 2 cars (2 further spaces available by separate agreement), ground floor kitchen, WC, perimeter trunking, central heating, carpets and a courtyard garden. Cycle parking available by separate agreement.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	241 sq ft	22.43 sq m
First	349 sq ft	32.40 sq m
Total	590 sq ft	54.83 sq m

NB - Measurements taken from the VOA website

EPC

We understand the property to have an EPC rating of A(24).

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.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £20,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £12,079.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

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

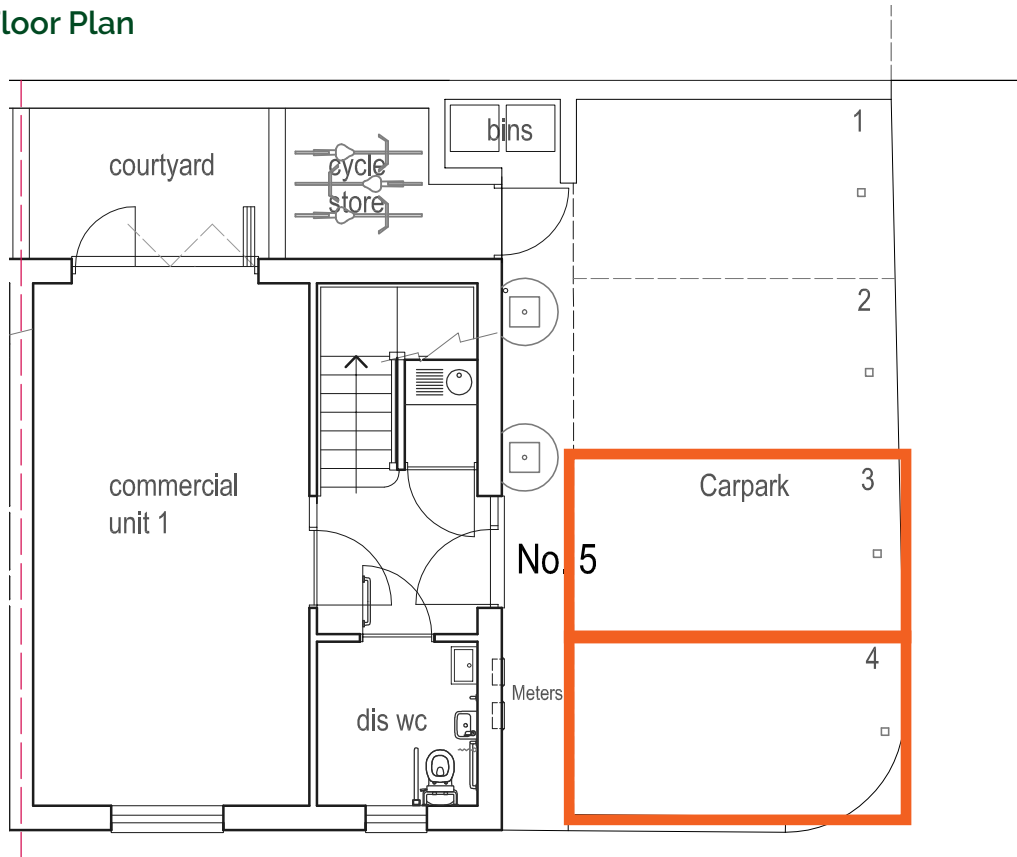
Each party to bear their own legal costs incurred.



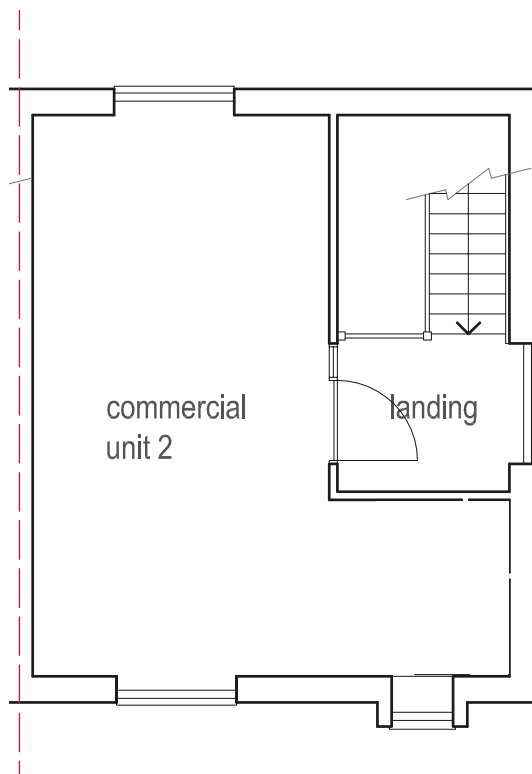
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Ground Floor Plan



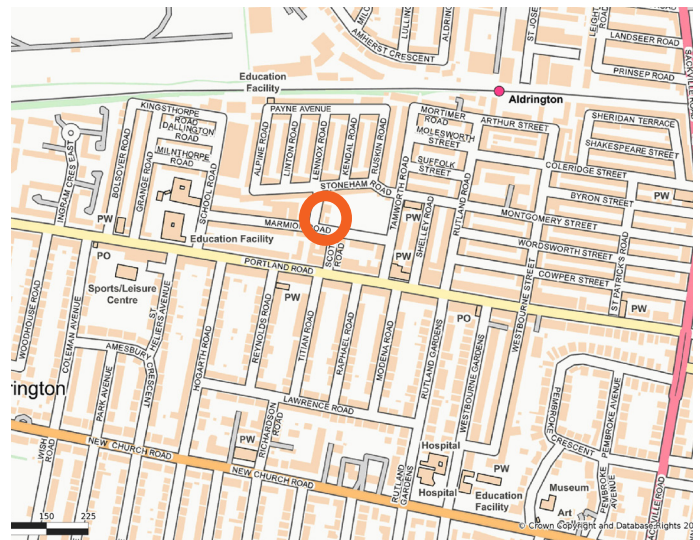
First Floor Plan





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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH