



**Ground Floor, Lorna House**  
Lorna Road, East Sussex, Hove BN3 3EL

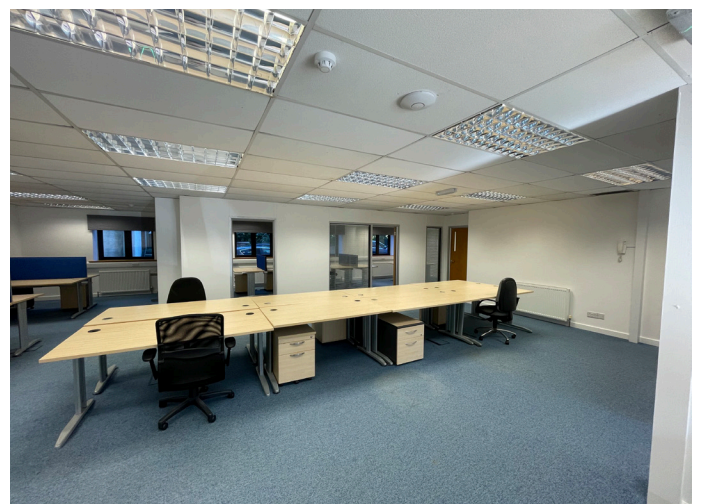
**TO LET**

## MODERN OFFICE SUITE

Ground floor 181 Sq m / 1,946 Sq ft

### Key Features:

- Located in central Hove within a few minutes of Hove station
- Comprising mostly open plan office accommodation
- Existing fit out including meeting rooms and kitchenette facilities
- Reception lobby area
- Secure on site car parking 2 spaces







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### Location

The property is conveniently located in central Hove and within a few minutes of Hove railway station and local bus routes.

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<https://what3words.com/formal.badly.blank>

### Accommodation

The property benefits from the following amenities:

- Existing fit out including meeting rooms & kitchenette
- Carpet tile flooring / suspended ceiling / Recessed Cat 2 lighting modules
- Dedicated reception / lobby area
- Forming part of an attractive multi tenanted office building with on-site cafeteria & break out area
- High speed internet connectivity
- 2 on-site car parking spaces

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

Ground floor 181 sq m / 1,946 sq ft

### EPC

We understand the property to have an EPC rating of C(51).

### 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 by way of a new lease for a term to be agreed at a rental of £21 per sq ft per annum exclusive.

### Business Rates

Rateable Value (2017): £19,000.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto: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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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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**Flude**  
PROPERTY CONSULTANTS

October 2022



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH