

3 MONTHS  
RENT FREE



6a Hove Park Villas  
Hove, East Sussex BN3 6HW

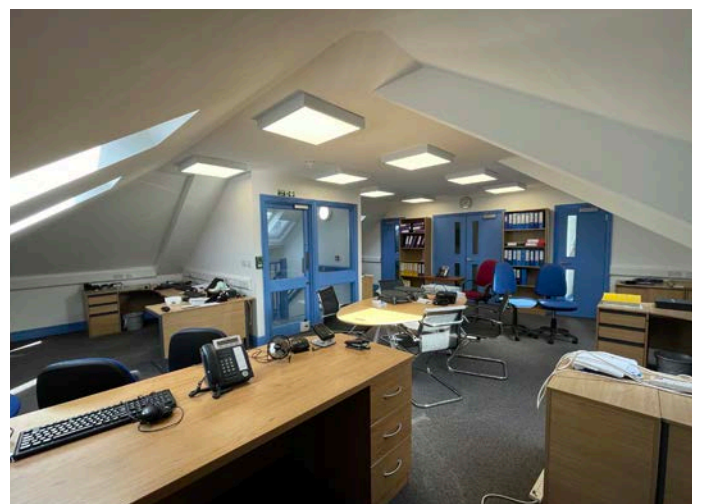
**TO LET**

## OFFICE SUITE NEAR HOVE STATION

2nd floor 62.70 sq m (675 sq ft)

### Key Features:

- Penthouse accommodation
- Open plan suite
- Self contained kitchen and WC's
- Retail parade opposite
- All inclusive rent £15,500 per annum (except business rates)
- Maybe eligible for small business rates relief
- Flexible terms available
- 3 months rent free





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## Location

The property is situated within central Hove and boasts a prominent corner position on the junction with Hove Park Villas and Newtown Road. There are excellent local amenities within walking distance.

There are regular bus links to this location and Hove train station is 0.1 miles immediately to the south.

Location pin (what3words) : quiet.prime.vines  
<https://what3words.com/quiet.prime.vines>

## Accommodation

The premises comprises a corner standalone purpose built office building.

The premises benefits from features including:

- Roof/sky lights
- 3x wall mounted air conditioning unit
- LED lighting
- Perimeter trunking
- Separate kitchen
- Male and female WCs

We have measured the space using IPMS Office 3 and we found the space to be approx. 62.70 sq m (675 sq ft).

## EPC

We understand the property to have an EPC rating of C(60).

## 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 lease at a commencing rent of £15,500 per annum inclusive of building insurance, service charge, utilities but exclusive of business rates.

## Business Rates

Rateable Value (2017): £5,200.

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)).

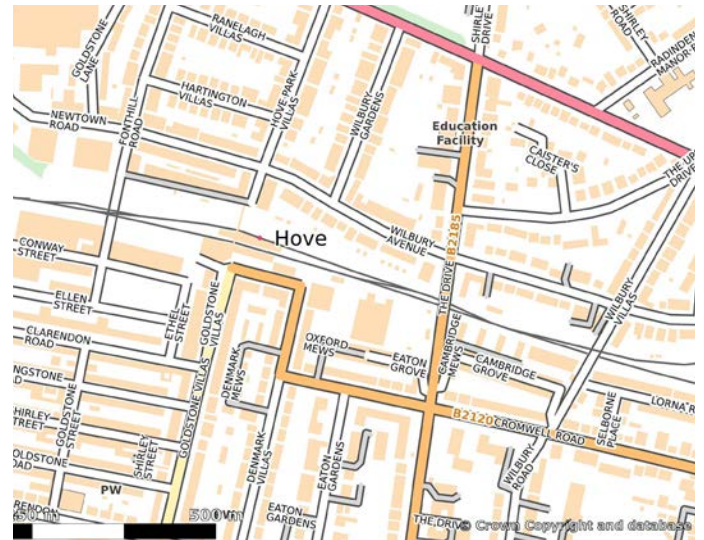
## VAT & Legal Fees

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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July 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH