

RENT REDUCTION



**TO LET**

The Agora  
Ellen Street, Hove, East Sussex BN3 3LN



## Key Features

- Comprising a fully fitted office suite arranged over the whole of the first floor
- Providing modern & contemporary styled office accommodation
- Complete with a suite of meeting rooms and board room facilities
- Low service charge of £2.87 psf
- Dedicated soft break out and collaboration spaces
- Separate kitchen and dining area
- Dedicated shower room
- Located within a 5 minute walk of Hove Station
- Providing on-site parking for 8 vehicles
- Bike storage
- The property is **not** elected for VAT





## Description & Accommodation

The subject suite has recently been the subject of a comprehensive refurbishment by the outgoing tenant, and carefully configured to provide high quality, and mainly open plan office accommodation fitted to a high specification throughout, and benefiting from the following amenities:

- Suspended ceilings with recessed LED lighting
- A suite of various size meeting room and board room facilities
- A mix of soft breakout and collaboration space
- Separate male & female WC facilities
- Perimeter trunking
- Door entry system
- Central heating
- Fully fitted kitchen with integrated appliances
- Lift
- Window blinds
- On-site parking

The property has the following approximate NIA:

Floor	Sq Ft	Sq M
First	5,992	556.7

## Planning

We understand that the premises benefits 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.

## Location & Situation

Ellen Street is located in the centre of Hove, a very short walk away from Hove mainline railway station which provides access to London Victoria in one hour five minutes.

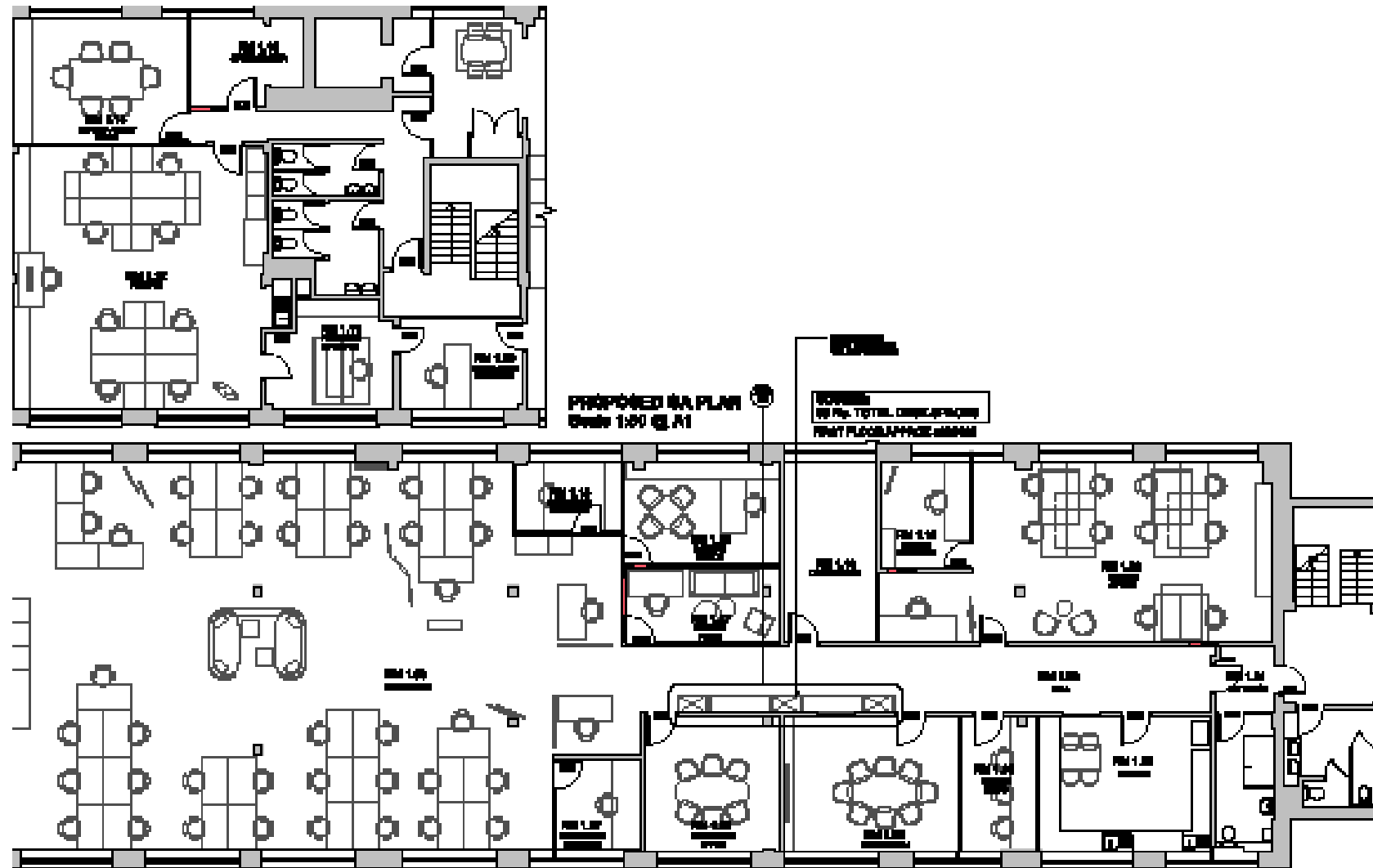


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FLOOR PLAN For identification purposes only





## Terms

The space is available to let by way of a new lease at a guide rental of £18.50 psf per annum, exclusive.

## Rateable Value

Rateable Value 2023: £80,500.

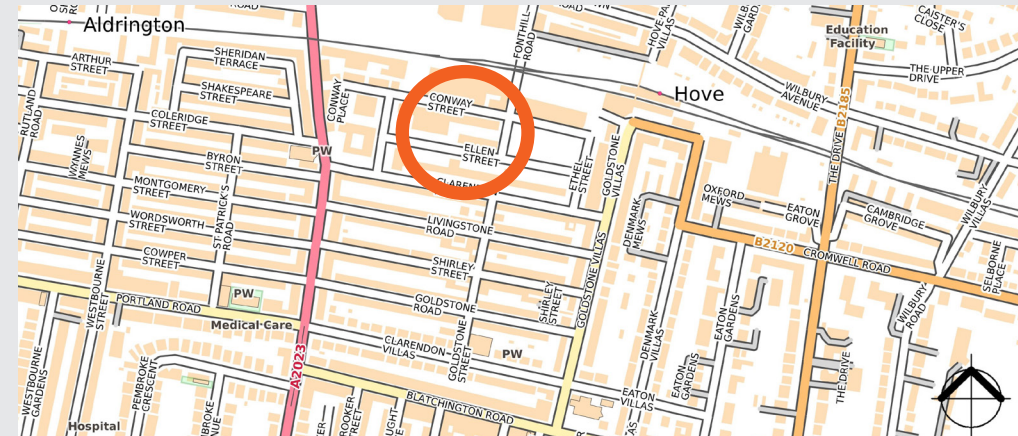
## EPC

TBC

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

We are advised the property is not elected for VAT and therefore no VAT shall be payable on the rental.



## Further Information

Please contact the sole agents Flude Property Consultants:

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