



TO LET/FOR SALE

**Rear Building, 106-112 Davigdor Road
Hove, East Sussex BN3 1RE**



Key Features

- New ground floor open plan Class E / office suite
- Offering Pre-Let / Sale opportunity
- Comprising the ground floor parts of a newly constructed 8 storey mixed commercial / residential building
- Dedicated outside seating area with benches and landscaping
- 1 car parking space
- Dedicated cycle parking area
- Excellent access to Brighton / Hove and A27/A23
- Would suit multiple uses (stpc)
- Target date: March - September 2025

Location & Situation

The property is currently under construction on a former car parking area located to the north east of the former P&H House office building (currently being converted into residential apartments) to the northern side of Davigdor Road, and close to its junction with Montefiore Road, and in close proximity to the Seven Dials district, and within a 10 to 15 minute walk of Hove and Brighton railway stations.

Location pin (what3words) : [inch.chop.study](https://what3words.com/inch.chop.study)
<https://what3words.com/inch.chop.study>





Description & Accommodation

The subject premises will be arranged over the ground floor parts of this newly constructed 8 storey mixed residential & commercial building.

The ground floor level envelope will be constructed in a charcoal grey engineering brick in order to distinguish the premises from the remainder of the building.

The unit will benefit from its own self-contained entrance with secure lobby, providing access to WCs, and with the main office area located beyond. Expansive south facing glazing will ensure optimal day light levels within the space.

The unit will be offered complete with its own dedicated cycle parking and outside seating area. The space will be offered in either shell & core condition, or alternatively there is potential for it to be fitted out to a modern specification including air conditioning, raised floors, carpeting, kitchenette, etc. and subject to terms.

The property has the following approximate NIA:

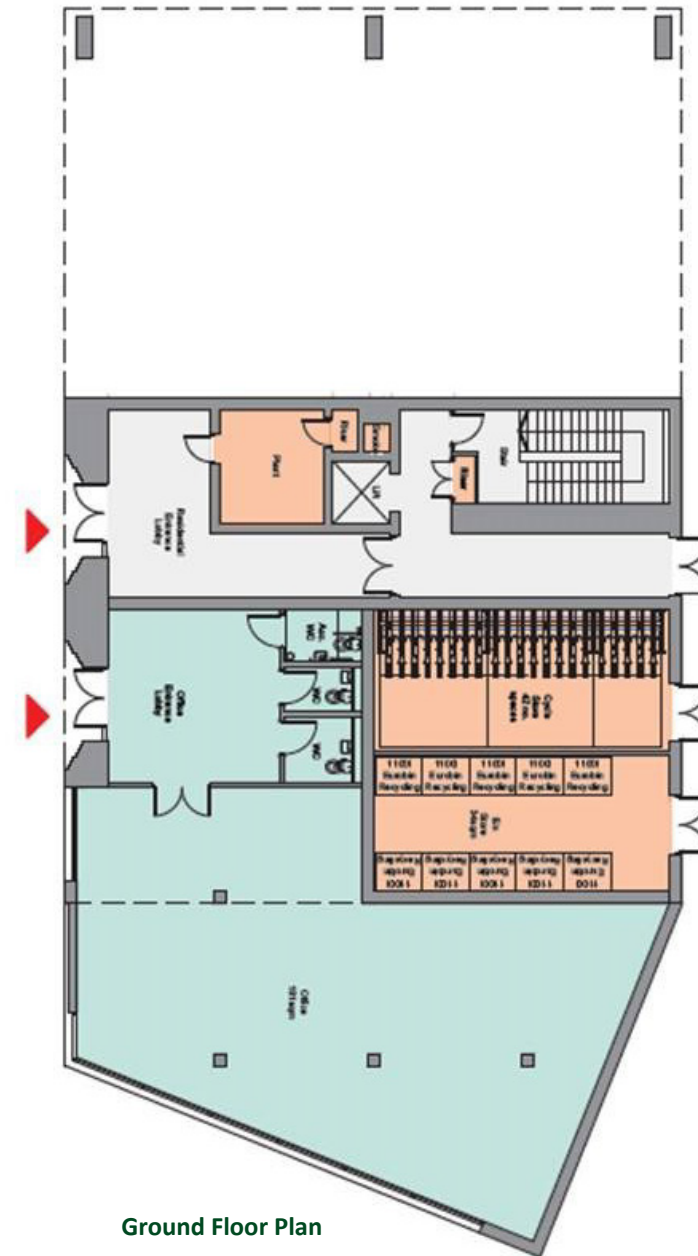
Unit	Sq Ft	Sq M
Rear	1,948	181



Proposed View - East



Proposed View - North West - Towards Lyon Close Development



Ground Floor Plan



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EPC

TBC

Terms

The unit is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, or alternatively by way of a sale of a long leasehold interest. Price on Application.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

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



Further Information

Please contact sole agents Flude Property Consultants:

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