



TO LET

Lower Ground Floor Studio
322 Kingsway, Hove BN3 4QW



Key Features

- Comprising a self-contained office / studio space arranged over the lower ground floor
- Providing versatile open plan workspace
- Vinyl tile flooring
- Exposed ceiling and LED lighting panels
- Private kitchen and WC facilities
- Immediate access to Hove lagoon and sea front
- Secure on-site cycle storage
- Low service charge

Location

The premises is located in the basement of a multi-storey building fronting the Kingsway / A259 seafront road in Hove, but are accessed via a self-contained entrance way from Basin Road, North and immediately adjacent Hove Lagoon.

The premises are in close proximity to Hove sea front, whilst Portslade Station is 0.8 miles to the north east.





Description & Accommodation

The space has been newly converted and fitted to a specification that includes:

- Exposed ceilings and services
- LED lighting panels
- Perimeter trunking
- Fully glazed front elevation
- With stylish fitted window shutters
- Fully fitted Kitchenette
- Self-contained WCs
- Gas central heating
- Vinyl flooring

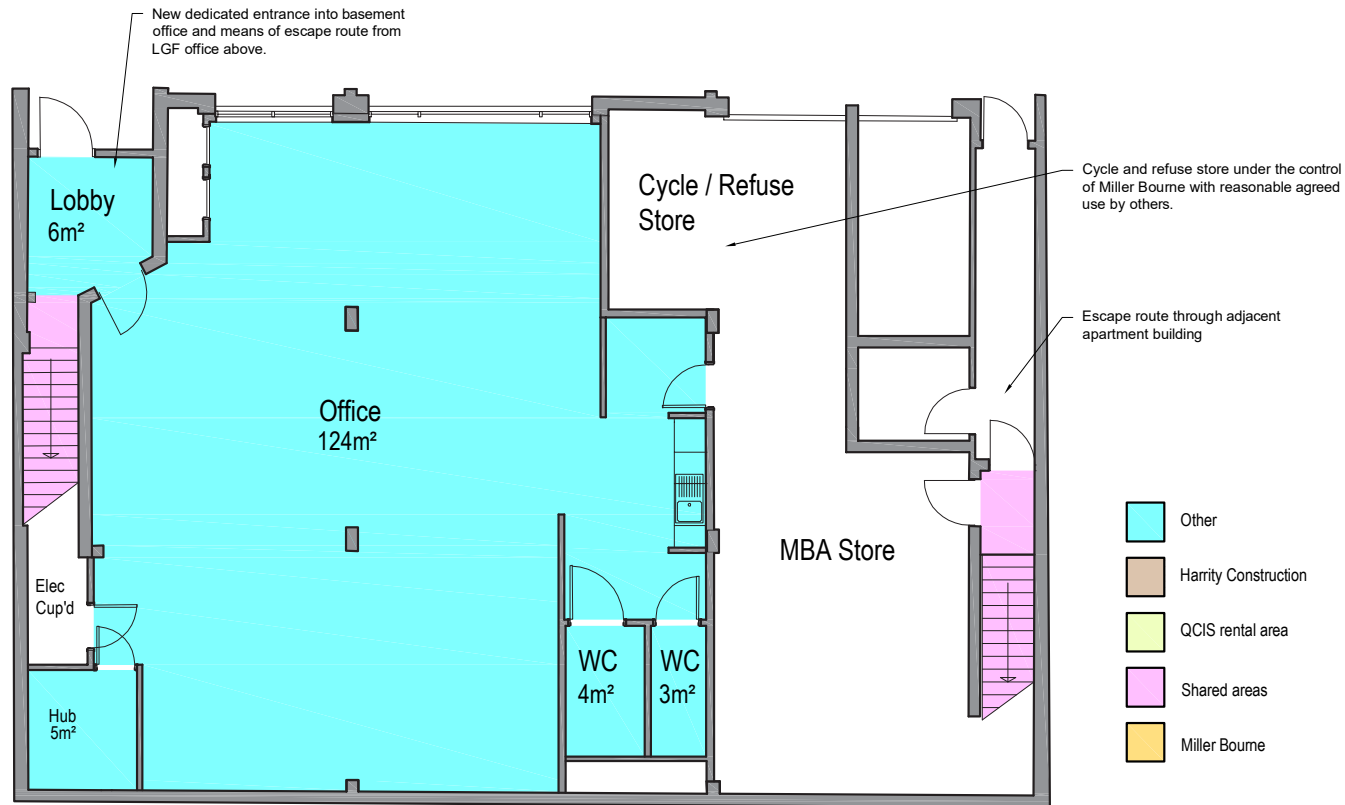
The property has the following approximate Net internal area:

Floor	Sq Ft	Sq M
Lower Ground Floor	1,238	115

EPC

C (65)





Lease Plan
Scale 1/100@A4



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Planning

We 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 on a new lease for a term to be agreed and at a guide rental of £25,000 per annum exclusive.

Business Rates

We understand that the subject premises forms part of one existing assessment for the entire building. Therefore, rates will be re-charged on a pro-rata basis. More information can be provided on request.

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.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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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.



