



**TO LET**

**114-116 Western Road  
Hove, East Sussex, BN3 1DD**



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## Key Features

- Last remaining suite within this popular managed office building
- Ready for immediate occupation
- Flexible "easy in / easy out" licence agreement
- All-inclusive rent covering utilities, heating, water, cleaning, and building services
- High-speed internet packages available from £50 per month
- Access to shared meeting room, kitchen, and breakout area
- On-site shower facilities and lift access
- Excellent public transport connections and close to Brighton city centre
- Eligible for 100% Small Business Rates Relief (subject to status)
- Suite 10 - 375 sq ft - £1,000 pcm



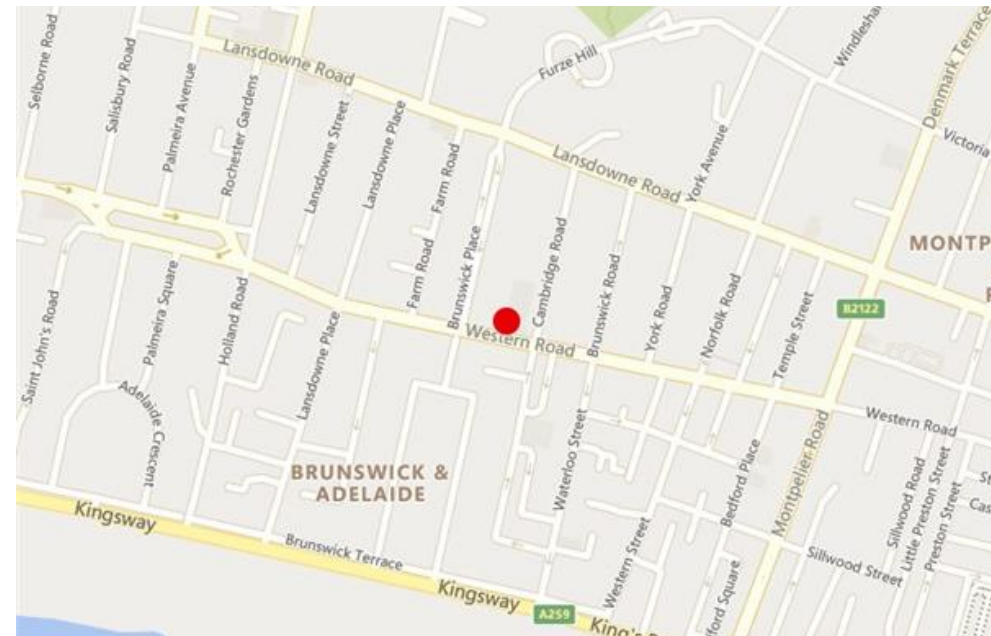


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## Location & Situation

The property is situated on the north side of Western Road, the main thoroughfare linking Brighton and Hove. Brighton city centre is located approximately ½ mile to the east.

Both Brighton and Hove mainline railway stations are located within walking distance whilst the A259 seafront road is a short walk to the south. In addition, the property is well served by numerous local bus and taxi services.





## Description & Accommodation

Sheridan House offers the last remaining managed office suite within this well presented and recently refurbished building in the heart of Hove. Suite 10 provides a bright, modern workspace finished to a high specification, including LED lighting, new carpet tile flooring, perimeter trunking, and central heating.

Occupiers benefit from access to excellent shared amenities such as a kitchen and breakout area, shower facilities and meeting room, together with lift access, door entry system, and separate male and female WCs. The office is offered on a flexible, all-inclusive licence - perfect for small businesses and growing teams seeking a convenient, professional base close to Brighton city centre.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Suite 10, First Floor	375	34.84
Total	375	34.84





## Rateable Value

Each unit is eligible to qualify for small business rates relief (subject to status).

## EPC

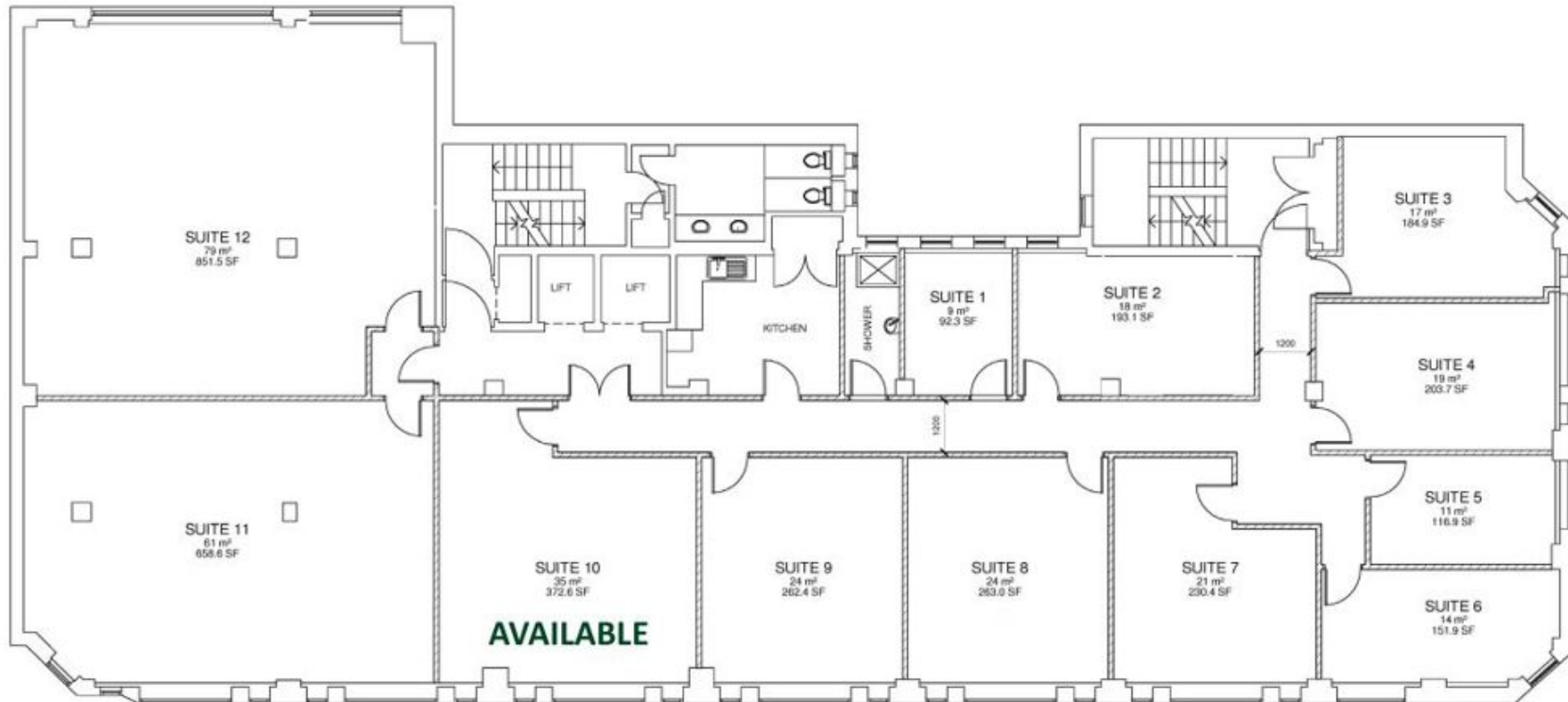
We understand the property has an EPC rating of D(100).

## 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.





FIRST FLOOR

FLOOR PLAN For identification purposes only.



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## Terms

The suite is available to let by way of an easy in & easy out licence agreement inclusive of all services except electricity usage in the suite and business rates.

High speed internet connectivity packages available from £50 pcm.

## Legal Fees

Each party to bear their own legal costs.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

Nick Martin  
n.martin@flude.com  
01273 740381

Ed Deslandes  
e.deslandes@flude.com  
01273 740396

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4 November 2025

