



 **CITY PARK**
THE DROVEWAY HOVE BN3 7PZ

TO LET/MAY SELL | HQ STYLE OFFICE
67,467 SQ FT (6,268 SQ M)





DESCRIPTION

Rarely available Head Quarter style office available from October 2023.

City Park is a campus style office location made up of 3 buildings, with the other tenants being Lloyds and Legal & General.

2 City Park is 67,000 sq ft and benefits from 219 parking spaces. The office space is split over 3 floors, with an impressive reception and atrium area.

- Four pipe fan-coil air conditioning system
- Double glazing
- Impressive reception and atrium area
- Designated underground secure car parking spaces
- Fully accessible raised floors
- 24 hour / 365 days a year access
- Large open plan floor plates
- Terraces overlooking Hove Park
- National Cycle Route 2 passes the entrance to the park
- Accessible from A27
- Bus and rail services are nearby
- Onsite parking 1:308 sq ft



24H/ 365D
ACCESS



RECEPTION
AND ATRIUM



FULLY ACCESSIBLE
RAISED FLOORS



AIR
CONDITIONING



DOUBLE GLAZING



LARGE OPEN PLAN
FLOOR PLATES



TERRACES



NATIONAL CYCLE
ROUTE 2 ACCESS



UNDERGROUND
SECURE PARKING



ON SITE PARKING
1:308 SQ FT



BUS AND RAIL
SERVICES NEARBY

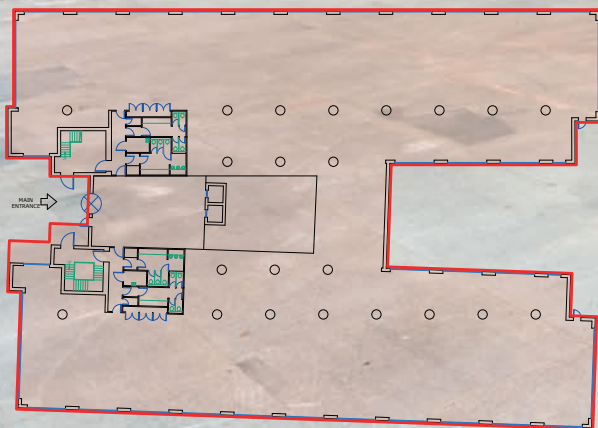


ACCESSIBLE
FROM A27

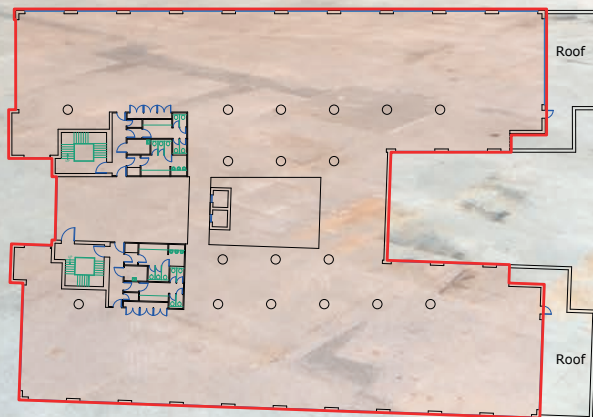


ACCOMMODATION (NIA)

FLOOR	SQ FT	SQ M
Second Floor	20,527	1,907.0
First Floor	21,732	2,019.0
Ground Floor	23,170	2,152.6
Atrium	1,005	93.4
Reception	1,003	96.0
TOTAL	67,467	6,268



Ground Floor



First Floor



Second Floor





HOVE STATION

HOVE PARK

Legal
& General



Lloyds
Bank



LOCATION

City Park sits to the north west of Brighton city centre and occupies an elevated position with views across Hove park.

The centre of Hove is situated 1 mile to the south. City Park is contained within a commercial cluster comprising a Waitrose supermarket close to the park entrance, Corals Greyhound Stadium and Goldstone Retail Park immediately to the south.

Brighton City Centre is 2.5 miles away.





CITY PARK
THE DROVEWAY HOVE BN3 7PZ

Hove Station

DENMARK
VILLAS

HOVE

BRUNSWICK
TOWN

BRIGHTON

PRESTON

PATCHAM

WITHDEAN

HANGLETON

PORTSLADE
BENFIELD
VALLEY

ALDRINGTON

WEST
BLATCHINGTON

PORTSLADE-BY-SEA

12 pt

FISHERGATE

A2023

A270

A270

A2038

A293

A270

A2038

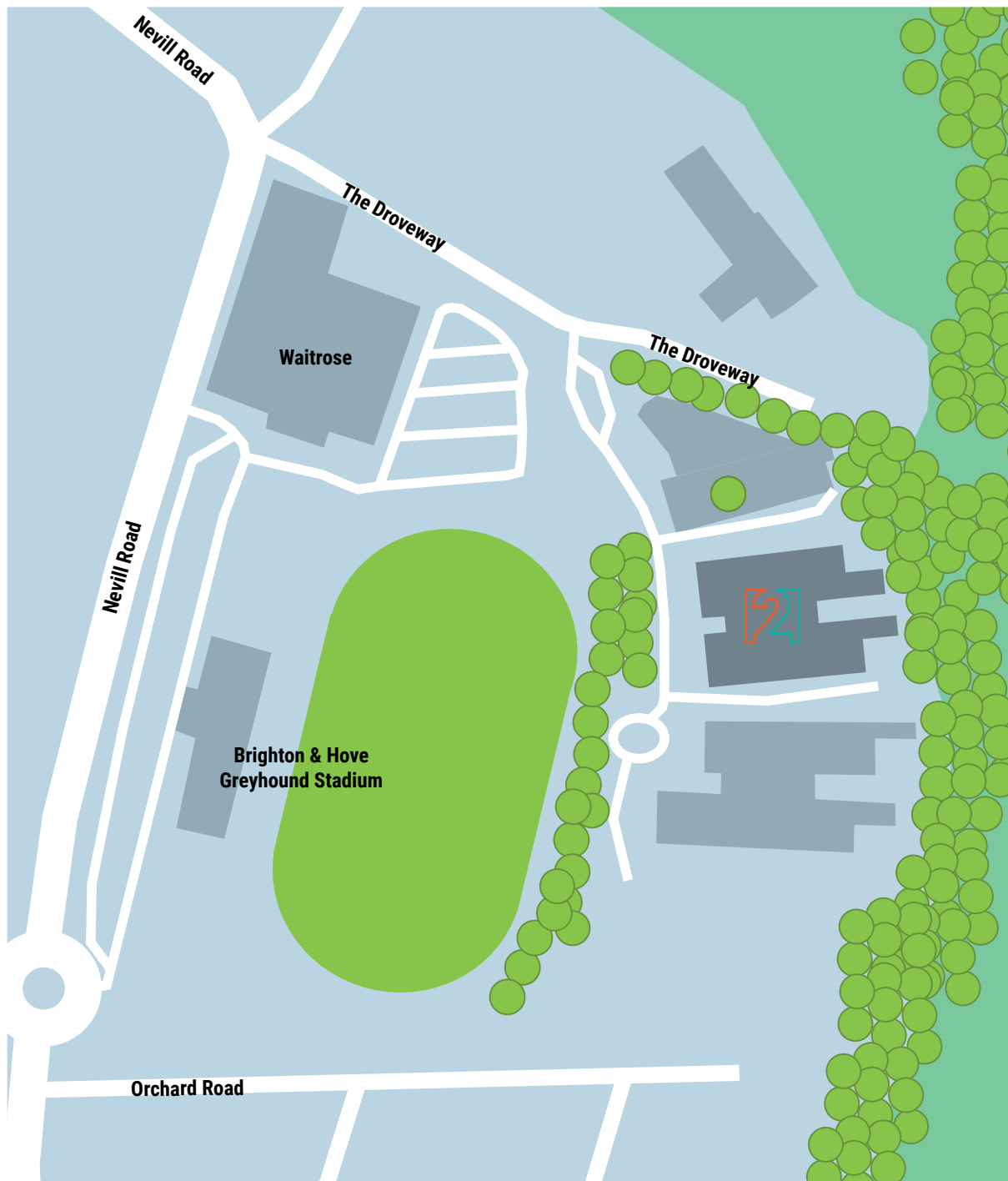
A2038

A23

A27

A27

A27



RENT

On application.

Consideration may be given to the sale of the freehold with vacant possession, further information on request.

TERMS

The building is available as a whole or on a floor by floor basis, on a new lease direct with the Landlord. Terms to be agreed.

SERVICE CHARGE

There will be a service charge to cover the maintenance and running costs of the building and the estate, charged on a pro rata basis per square foot occupied.

RATES

Rates to be reassessed.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of D.





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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Stiles Harold Williams nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Note: All plans not to scale.



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