

CONTEMPORARY OFFICE SUITE

1,147 sq. ft (106.56 sq. m)



Oakley

Your Sussex Property Expert



TO LET

Suite N2, The Old Market, Upper Market Street, Hove BN3 1AS

- DDA compliant
- Central Hove
- Attractive Listed building
- Passenger lift
- Contemporary office space
- Mezzanine first floor
- Can be combined with N4;
giving an additional 618 sq ft

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LOCATION

A grade II listed building, The Old Market stands in a part of Hove known as Brunswick Town, which is an area of outstanding architectural heritage. This area of Hove is a truly enterprising location, and the building enjoys close access to Western Road, the city's principle commercial thoroughfare, and Brighton & Hove seafront, lawns and promenade.

The Old Market is within easy reach of both Brighton and Hove stations with London Victoria accessible in 51 minutes and Gatwick in 23 minutes. Both Western Road and the seafront are situated on major bus routes and parking is available in the surrounding streets. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 1AS.

THE OLD MARKET; AN ICONIC BUILDING

Built in 1828, as a local market for Brunswick Town by architect Charles Busby, The Old Market was put to a number of uses before undergoing a significant restoration project between 1995 and 1999. Conceived as a "building for everyone" The Old Market has had a variety of uses but is now an independent, high-quality, live theatre and music venue.

The north and south office suites were fully refurbished in 2007 to provide boutique contemporary office suites with a combination of traditional features and contemporary cutting-edge style, as can be seen in the photographs.

The office space is laid out as open plan space carpeted throughout, with a kitchenette, and includes shared WCs within the common ways. The unit also benefits from a first-floor mezzanine area, accessed via a spiral staircase.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
Suite N2	1,147	106.56
Total	1,147	106.56

*The unit can be combined with unit N4 with a personnel door leading from the first-floor mezzanine space. Giving an additional 618 sq ft.

RENT

£25,000 per annum exclusive. VAT will be applicable on the rent.

LEASE TERMS

The premises are available to let on new for repairing and insuring lease for a term to be agreed. A rent deposit and references may be required by the landlords.

SERVICE CHARGE

There is a service charge payable per annum, to cover the upkeep and maintenance of the communal areas and building as a whole.

BUSINESS RATES

The Rateable Value for the financial year 2026-2027 provided by the Valuation Office Agency www.voa.gov.uk is £22,000 for the property.

For more information on Rates Payable, please see below for the correct multiplier: [Estimate your business rates - GOV.UK](http://www.gov.uk/government/publications/estimate-your-business-rates)

EPC

The property has an EPC of D-81.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole agent, Oakley Property.



David Marsh

01273 054 583

david.marsh@oakleyproperty.com



James Hamblyn

01273 627 411

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