



CHARLECOTE



SUITABLE FOR ALTERNATIVE USES (STNC)

HOVE OFFICES TO LET

ENTERPRISE HOUSE 83-85 WESTERN RD HOVE BN3 1JB

- Immediately available
- Offers in the region of £19,000 per annum
- Close to Palmeira Square & seafront
- New lease on flexible terms

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION



CHARLECOTE

LOCATION

Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Brighton & Hove has a resident population of 289,000.

Enterprise House is prominently located in Western Road on the corner with Lansdowne Street with numerous retail, leisure and restaurant occupiers close by.

Hove station is 6 minutes drive (one mile) and Hove seafront 500m (6 mins). There are bus services from the Brunswick Place (150m) including a frequent service to Brighton Station journey time 10-15 minutes.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN3 1JB.

DESCRIPTION

Third floor dual aspect offices with good natural light arranged as main open plan office with three cellular offices and kitchen. There are W.C's on the first and second floors with a self-contained entrance at street level.

LEASE

A new effective FRI lease on terms to be agreed.

RENT

Offers in the region of £19,000 per annum exclusive.

VAT

We are advised that the property is not elected for VAT.

NEARBY OCCUPIERS

- Tesco Metro
- Starbucks
- Sainsburys Local
- Nord
- The Implant Centre
- Design Interiors
- Hidden Hearing Centre
- Taylor West Optometrists
- Cin Cin Italian Bar & Kitchen
- Reformer Collective Hove
- Nostos





CHARLECOTE

ACCOMMODATION	sq ft	sq m
Third Floor	947	88
Areas are net internal		

BUSINESS RATES

To be reassessed on occupation, details on application.

SERVICE CHARGE

Details on application.

EPC

The EPC is available on request.

PERMITTED USE

The Use Classes Order of 1st September 2020 was introduced to cover commercial, business and service uses. Use Class E includes A1, A2, A3, B1 and some D1 & D2 uses.

LEGAL COSTS

Each side will be responsible for their own legal costs.

A solicitors undertaking for abortive legal costs is required. Details on application.

MONEY LAUNDERING REGULATIONS

Under the Money Laundering Regulations 2017 (as amended) we are legally required to obtain proof of funds and identity.





CHARLECOTE

CONTACT US

To book a viewing or receive further information, please get in touch.



Simon Thetford

Director Commercial Agency

T: 07851 246805

E: simon@charlecote.co.uk



Lauren Almy

Commercial Negotiator

T: 0

E: lauren@charlecote.co.uk



01273



commercial.charlecote.co.uk



Whilst every care is taken in the preparation of these particulars, Charlecote Estates and the vendor/lessor take no responsibility for any error, omission or misstatement therein. Dimensions and floor areas are approximate and are for guidance only. Interested parties should verify these for themselves. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in respect of the property. Rents and prices quoted in these particulars may be subject to VAT. Regulated by RICS.

AGENCY | LEASE ADVISORY | INVESTMENT | ACQUISITION | VALUATION