



**Park Gate House**  
70a Old Shoreham Road, Hove, East Sussex BN3 6HJ

**TO LET**

## MODERN STAND-ALONE OFFICE BUILDING

Total size 108 sq m (1,160 sq ft)

### Key Features:

- Fitted in a modern contemporary style throughout
- With private & secure on-site car park
- Located Within easy walking distance of Hove Station
- Rent £27,500 per annum
- Available as a whole or in part
- Potential for 100% rates relief (STS)
- Video tour available





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### Location

The property is located in a highly prominent position on the A270 Old Shoreham Road in Hove, directly opposite Hove recreation ground and close to the junction with The Drive. Hove railway station is within easy walking distance, whilst the A270 provides easy access to the A27/M23 and central Brighton.

### Accommodation

This building has been fitted to an exceptionally high standard throughout, and provides a mix of versatile business space arranged over ground and first floors, along with a kitchenette and WC facilities.

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	Sq M
Ground	672	63
First	488	45
<b>Total</b>	<b>1,160 sq ft</b>	<b>108 sq m</b>

### EPC

We understand the property to have an EPC rating of E(117).

### Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).

### Terms

The building is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rental of £27,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

### Business Rates

The rates assessment for the property is currently split and as follows:

Rateable Value (2017) 1st Floor: £7,600

Rateable Value (2017): Ground Floor: £7,900

Occupiers may be eligible to qualify for small business rates relief subject to status.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

### VAT & Legal Fees

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

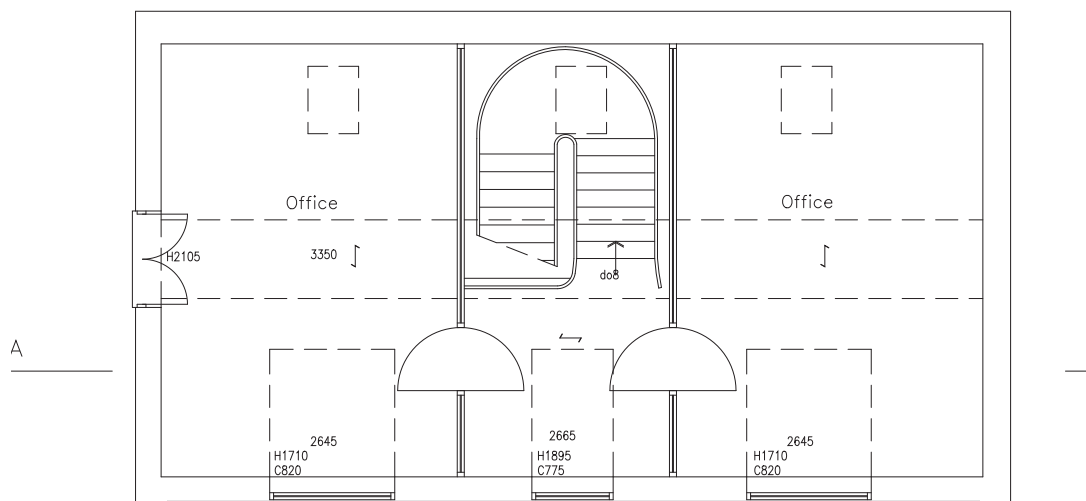
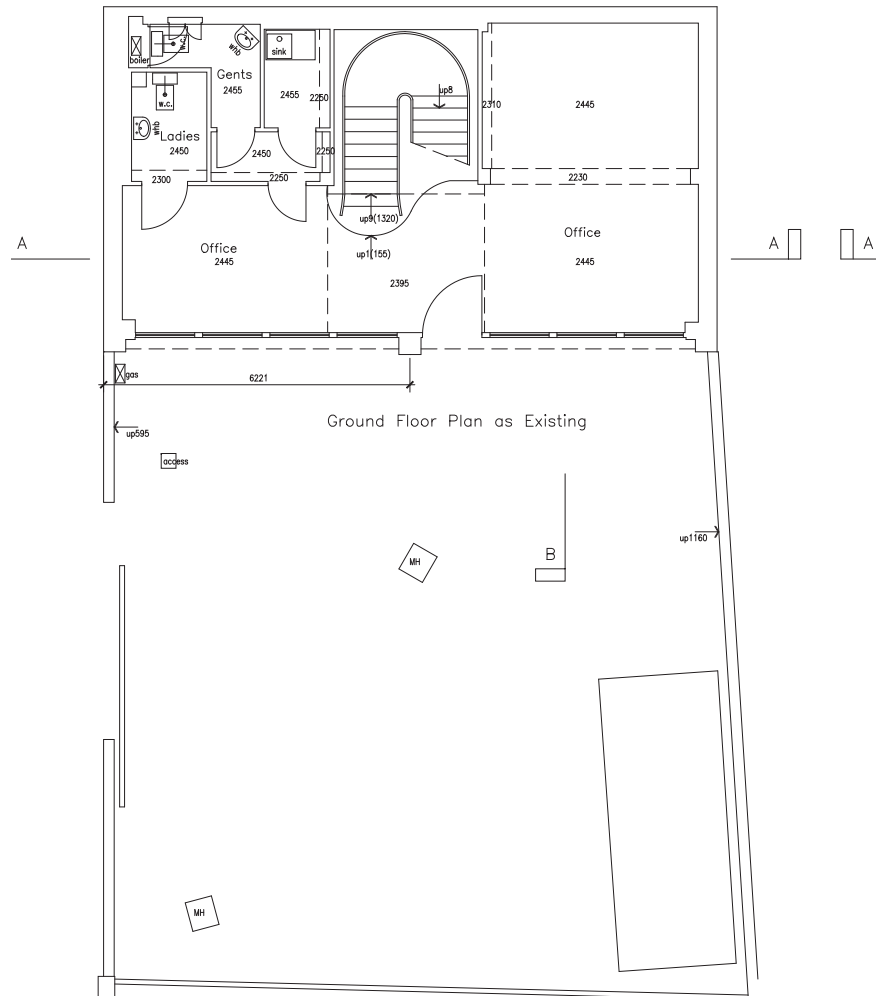
Each party to bear their own legal costs incurred.



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## Floor Plans

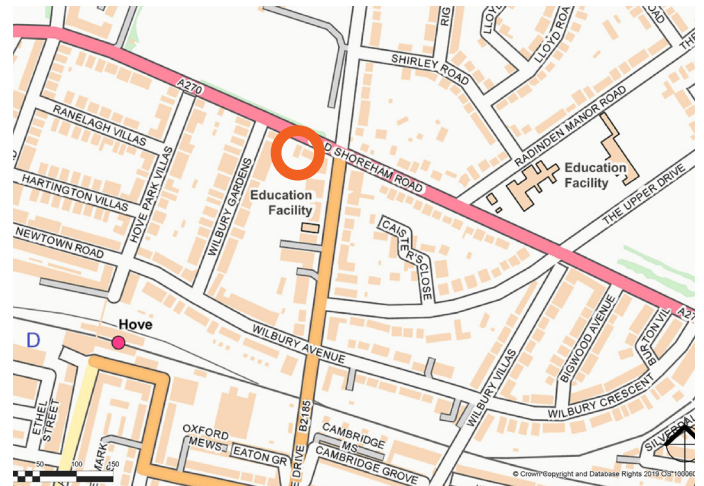
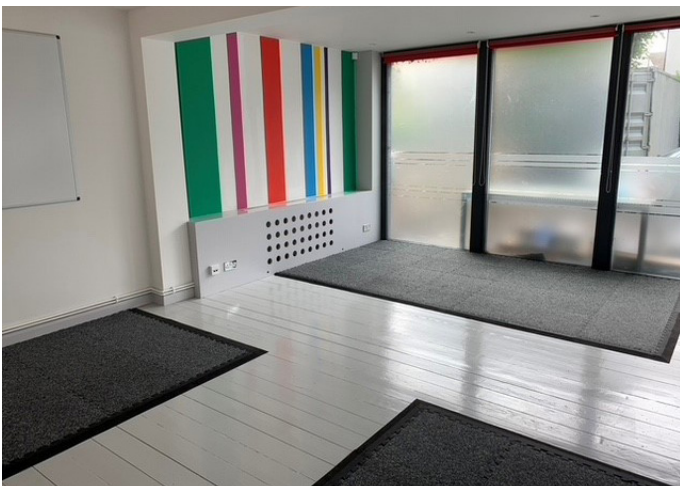


First Floor Plan as Existing



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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.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Ed Deslandes**

**[e.deslandes@flude.com](mailto:e.deslandes@flude.com)**

**01273 727070**

**[www.flude.com](http://www.flude.com)**



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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH