

TO LET

OFFICES SUITES

100.02 - 341.75 SQ M (1,077 - 3,679 SQ FT)

Cornelius House, 178-180 Church Road, Hove, Nr Brighton,
East Sussex, BN3 2DJ



Location

Cornelius House is located on the western end of Church Road, adjacent to Hove library and opposite Tesco supermarket. Church Road is a thriving commercial thoroughfare which includes all the major banks, numerous restaurants and bars, and a selection of single and multiple retailers along with a wide variety of office occupiers.

Hove's mainline railway station is approximately 8-10 minutes' walk by foot and Church Road also forms one of Hove's major bus routes.

Description

Premises comprise two office suites over second and third floors which have recently been refurbished and provide open plan accommodation, ready for occupation.

Amenities

- Suspended ceilings
- Lift
- Male and female WC's
- Car parking

Accommodation

The premises have the following approximate net internal floor areas:

Accommodation	Size (sq m)	Size (sq ft)	Car parking
Second Floor Suite	241.73	2,602	3
Third Floor Suite	100.02	1,077	2

N.B. The third floor suite is available for occupation from 17 January 2020.

Lease

A new lease(s) is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Rateable Value

Second Floor Suite
Rates payable: £16,816.75 per annum based on the rateable value of £34,250

Third Floor Suite
Rates payable: £10,433.75 per annum based on the rateable value of £21,250

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Rent

£18.75 per sq ft per annum exclusive.

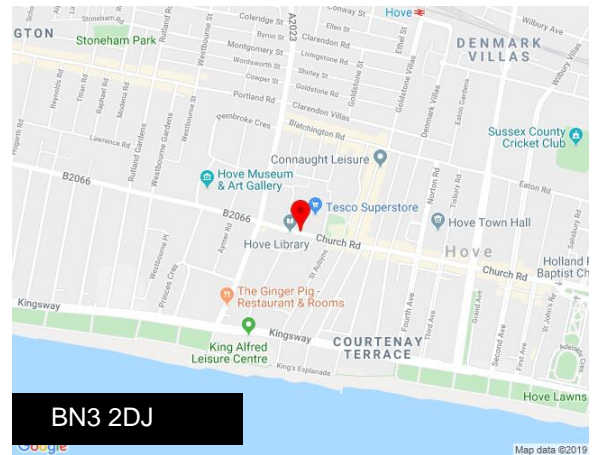
Energy Performance Rating

This property has been graded as B (49)

Service Charge

A fixed service charge shall be payable towards the maintenance and upkeep of the common areas. This service charge is to be levied at £3.70 per square foot, per annum.

Viewing & Further Information



Contacts & Enquiries

Jonathan Mack
01403 756510
jm@crickmay.co.uk

Cyrus Amini
01273 427651
ca@crickmay.co.uk



Crickmay Chartered Surveyors
49 Church Road, Hove, East Sussex, BN3 2BE
T:01273 413420 crickmay.co.uk



Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable. © 2019 Crickmay - Date: 17/10/2019