

TO LET

**3RD FLOOR OFFICE SUITE  
WITH CAR PARKING  
100.02 SQ M (1,077 SQ FT)**

Cornelius House, 178-180 Church Road, Hove, 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 an open plan office suite with a separate partitioned office at third floor.

## Amenities

- Suspended ceilings
- Lift
- Kitchen
- Male and female WC's
- 2 car parking spaces

## Accommodation

The premises have the following approximate net internal floor areas:

Accommodation	Size (sq m)	Size (sq ft)
Third Floor Suite	100.02	1,077

## Lease

A new lease 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.

## Rent

On application

## Energy Performance Rating

This property has been graded as B (49)

## Business Rates

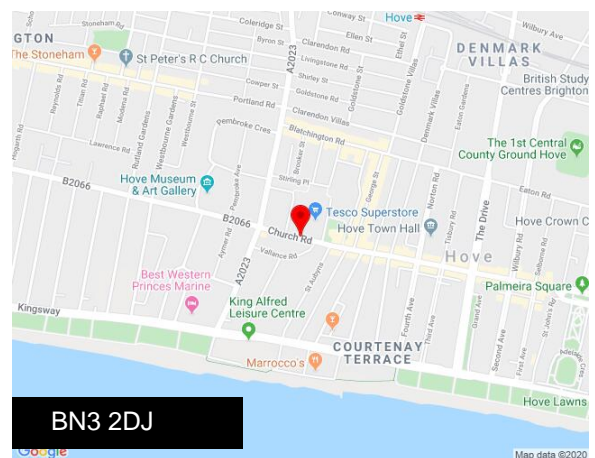
Rates Payable: £10,433.75 per annum (based upon Rateable Value: £21,250 and UBR: 49.1p)

We advise you contact the local rating authority for confirmation of the actual amount payable.

## 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

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