



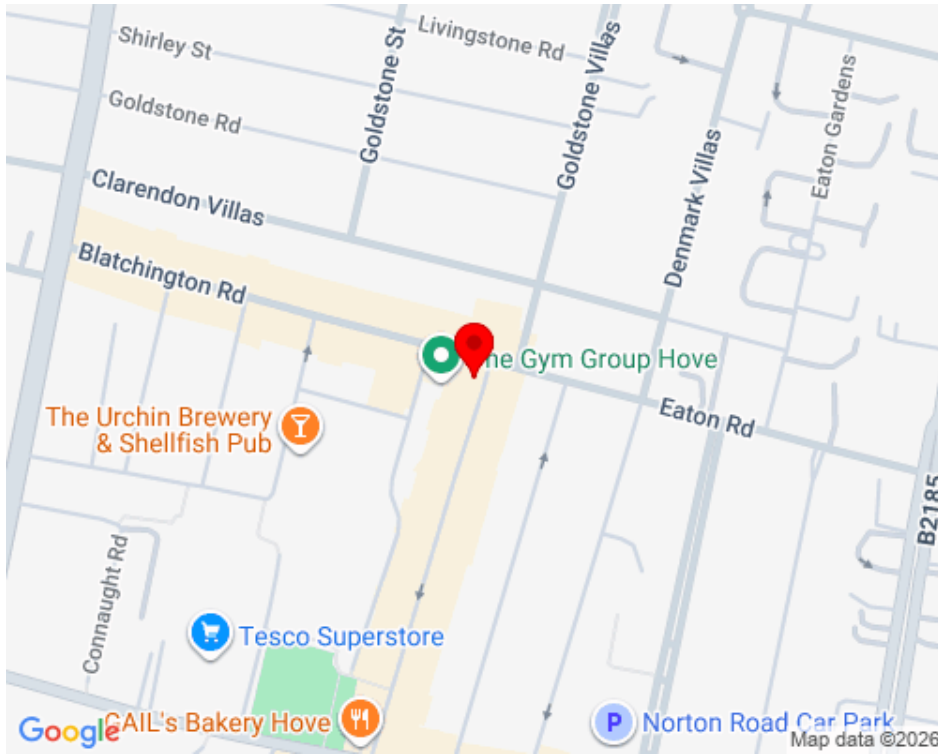
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PROPERTY PEOPLE

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100A Blatchington Road, Hove, BN3 3YF
TO LET: SELF-CONTAINED OFFICE SUITE IN PROMINENT HOVE LOCATION

LOCATION



Situated on the south side of Blatchington Road, this building enjoys a prime position within Hove's established and vibrant commercial core.

The property is surrounded by a strong mix of national and independent occupiers, including Tesco Superstore, The Co-operative Food, and Iceland. George Street, Hove's principal pedestrianised shopping thoroughfare, is moments away, while the amenities and restaurants of Church Road lie just to the south.

The location offers excellent connectivity, with Hove Station approximately a 5-minute walk to the north, providing regular services to Brighton, Gatwick Airport and London.

Description:

The property consists of a self-contained first floor office suite within a mixed-use building on Blatchington Road in Hove.

The accommodation provides an open-plan workspace with good natural light and a practical layout, suitable for a range of small businesses and professional occupiers. The space is well configured to accommodate desks and a small meeting or breakout area, offering flexibility for a variety of working requirements.

The suite is available in a condition ready for immediate occupation and provides an efficient, low-cost office solution within an established commercial setting.

Key Features:

- Self-Contained First Floor Office Suite
- Close to Hove Station and George Street Amenities
- Open-Plan Layout With Good Natural Light
- Suitable for Small Businesses and Professional Occupiers

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	First Floor	27125.18	Total	27125.18
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Rent:

£7,500 per annum

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 70 10 70).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

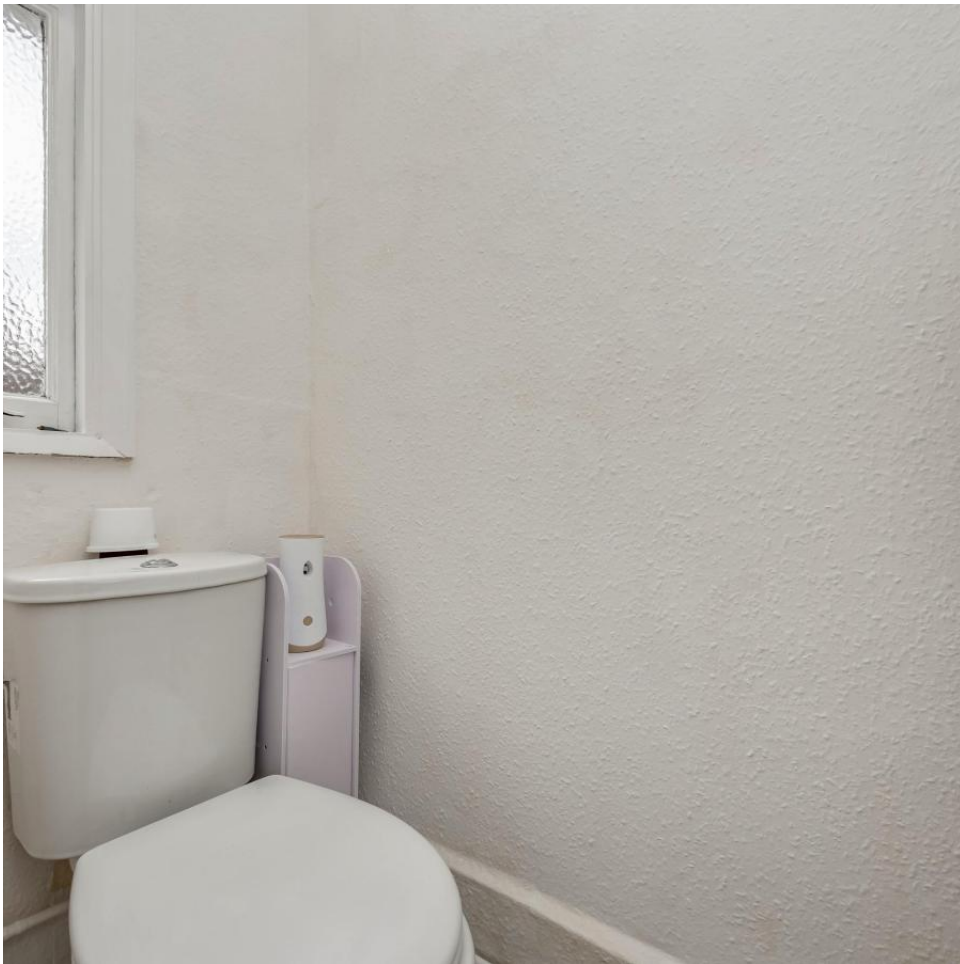














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