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Third Floor, 27 Palmeira Mansions, Hove, BN3 2FA

TO LET: FURNISHED OFFICE SUITE OVERLOOKING PALMEIRA SQUARE GARDENS

LOCATION



The office suite occupies a prominent position on the northern side of Church Road, overlooking Palmeira Square Gardens in central Hove.

Church Road is one of Hove's main commercial thoroughfares, offering a wide range of shops, cafés, restaurants and other local amenities. Nearby operators include Fatto a Mano and Reformer Pilates, Hove Dental Clinic, Tesco and Starbucks. The variety of businesses and amenities in the surrounding area makes the location convenient for both staff and visiting clients.

Western Road is within a short walking distance, offering further retail and leisure facilities, while Hove seafront is also close by. Regular bus services operate along Church Road, providing convenient connections across Brighton and Hove, and Hove railway station is a short walk away, offering rail services to Brighton, London and other destinations.

Description:

The Third Floor of 27 Palmeira Mansions is situated within an attractive Grade II listed period building, overlooking Palmeira Square Gardens.

The office provides an appealing working environment, combining the character of a period Hove building with a modern specification. Features include air conditioning, CAT6e networking, digital access fobs and CCTV, alongside private kitchen facilities and access to communal WC and shower facilities. The tenant will also have access to a communal courtyard.

The accommodation is offered furnished and ready for immediate occupation, providing a convenient solution for businesses seeking a well-equipped workspace without the cost and disruption of an initial fit-out. The suite would be particularly well suited to professional businesses seeking office accommodation in an established commercial location in Hove.

Key Features:

- Office Suite Within a Characterful Grade II Listed Building
- Prominent Position Overlooking Palmeira Square Gardens
- Air Conditioning and CAT6e Networking
- Available Furnished and Ready for Immediate Occupation

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Third Floor Office	589	54.72	Total	589	54.72
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Rent:

£25,000 per annum inclusive of rent and service charge.

Terms:

A new lease is available on flexible terms to be agreed at a guide rent of £25,000 per annum, inclusive of rent and service charge.

Business Rates:

Rateable Value: £8000

Subject to the incoming occupier meeting the relevant eligibility criteria, the property may qualify for 100% Small Business Rates Relief, resulting in no business rates being payable.

VAT:

VAT is To be confirmed

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

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.









GET IN TOUCH
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