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Churchill House, 12 Portland Road, Hove,
BN3 5DJ

TO LET: DETACHED OFFICE BUILDING

LOCATION

Situated on the southern side of Portland Road and close to the junction of Sackville Road. Surrounded by a densely populated mixed use commercial and residential area, with a volume of retailers, office occupiers, catering establishments and public houses. Good access is available to Hove seafront, Church Road, Poets Corner and onto the main Old Shoreham Road A27. Portslade railway station is further west.

Description

Detached office building comprising ground, first and second floors, plus basement storage and accessed via main entrance on Portland Road. Situated in the heart of Hove and within easy walk of the shopping facilities on Portland Road, Blatchington Road and Church Road. The accommodation is available with flexible lease terms to suit the ingoing occupier.

Key Features

- Detached Office Property
- Central Hove
- Recently Refurbished
- New Lease - Flexible Terms Available

Accommodation

Ground, First & Second Floor 1690 sq ft (157.01 m2)

Amenities

- Fluorescent strip lighting
- Internal kitchen/staff area
- Sash window
- Male and female WCs
- Shower facility
- Fully carpeted throughout

Lease

A new lease is offered for a term to be negotiated.

Commencing rent - £32,500 per annum exclusive.

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring Lease.

Business Rates

- Billing Authority: Brighton & Hove
- Description: Offices and Premises
- Rateable Value: £18,250
- Rates Payable: £8,960



- Valid from: April 2019 (current)

VAT

The property may be elected for VAT and therefore VAT may be payable on the terms quoted.

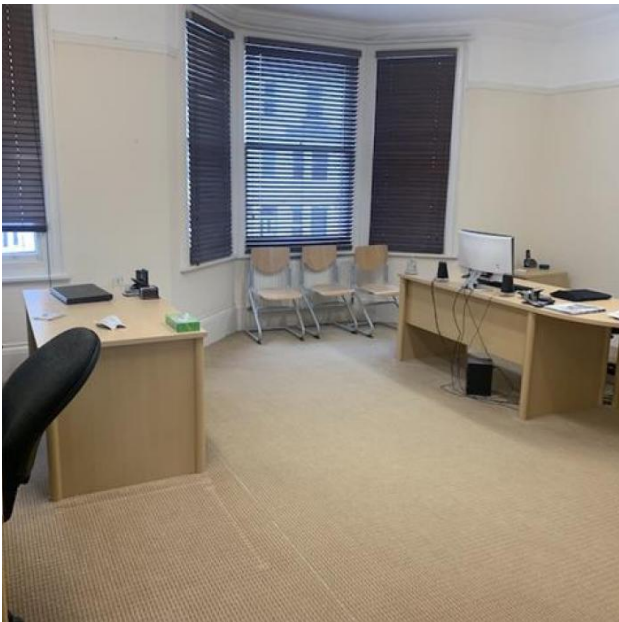
Legal Fees

Each party to pay for their own.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.









GET IN TOUCH
gravesjenkins.com



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