



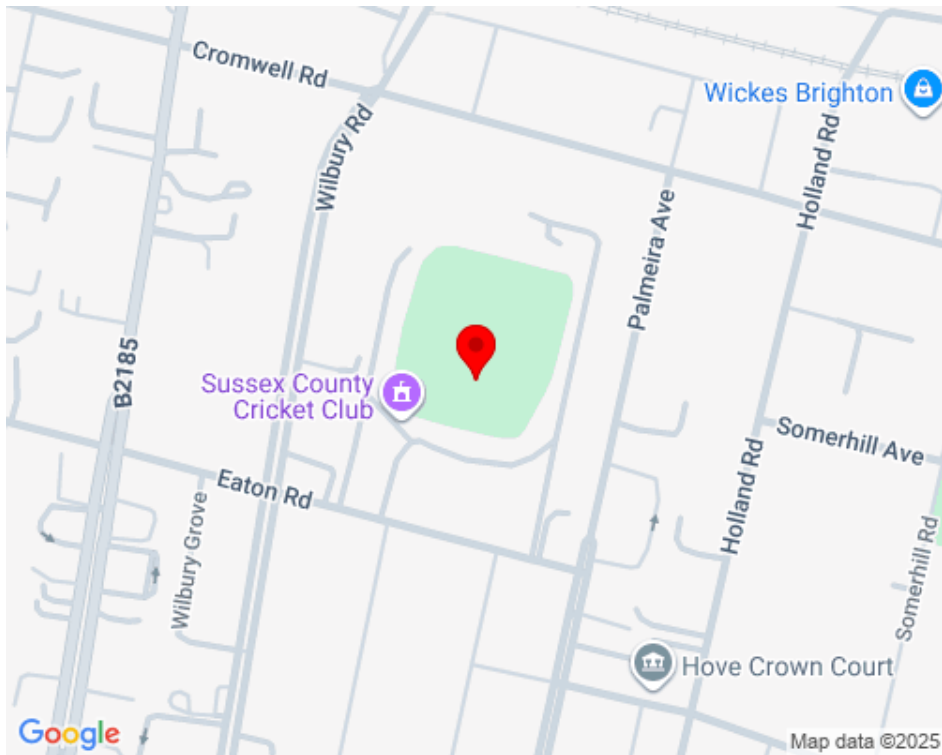
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1 Martlet Offices, Sussex County Cricket Club, Hove, BN3 3AN
TO LET: EXCLUSIVE OFFICE PREMISES AT SCCC

LOCATION



Situated within the confines of the prestigious Sussex County Cricket Club who have played professional cricket at the Eaton Road site since 1872 to this day. Apart from cricket, the ground offers a range of other amenities including a gymnasium and fitness centre, a physiotherapy clinic, an indoor cricket school, the club shop, club restaurant and coffee shop, various other small office occupiers, plus meeting rooms and seminar facilities. Plentiful parking is available for clients and guests at all times, except for match days. The ground is situated in central Hove with its main entrance on Eaton Road and only a short walk from the busy commercial thoroughfare of Church Road. Hove station is less than ½ a mile away.

Description

Enter the arena for professional sport and join the home of the Sussex Sharks in this unique business setting incorporating three newly formed office units, 'The Martlets'. These double offices, newly formed pods in 2015, offer modern accommodation in a unique setting overlooking the county ground cricket venue.

Key Features

- Modern Office Space with Parking
- Stunning Sussex County Cricket Club
- Rent Inclusive of Utilities
- Available For Immediate Occupation

Accommodation

Property Details

Unit 1 - 678 sq ft (62.99 m2)

Martlet Offices One to Five

Modern office accommodation comprising a gross internal area of 678 sq ft. Office space includes kitchen facility and fully fitted w/c. All offices have 2 designated car parking spaces, plus visitor parking is available - specific arrangements are required on match days.

Amenities

- Exclusive small terrace area with pitch facing views.
- White UPVC double glazed doors and windows.
- Fully insulated unit.
- Factory fitted with lighting, power and heating.
- Air conditioning units.
- Fully carpeted.
- Modern fitted kitchen units.
- Toilets with w/c and hand wash basin.
- Telecoms - phone and data connection will be the responsibility of the incoming tenant.

Lease

A new lease to be granted outside the provisions of the Landlord & Tenant Act 1954 (as amended).

Commencing Rent £22,000 per annum (to include all utilities and waste removal - broadband and aalam costs separate)

Rent Review

Annual rent increases based on the Retail Price Index (RPI).

Repairing Liability

An effective Full Repairing and Insuring lease.

Business Rates

All units are individually rated as follows;

Billing Authority: Brighton & Hove

- Description: Offices
- Rateable Value: £22,500
- Rates Payable: £11,025
- Valid from 01 April 2017 (current)

VAT

VAT is payable on the terms quoted.

Legal Fees

Each party to pay their own legal costs.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.









GET IN TOUCH
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