



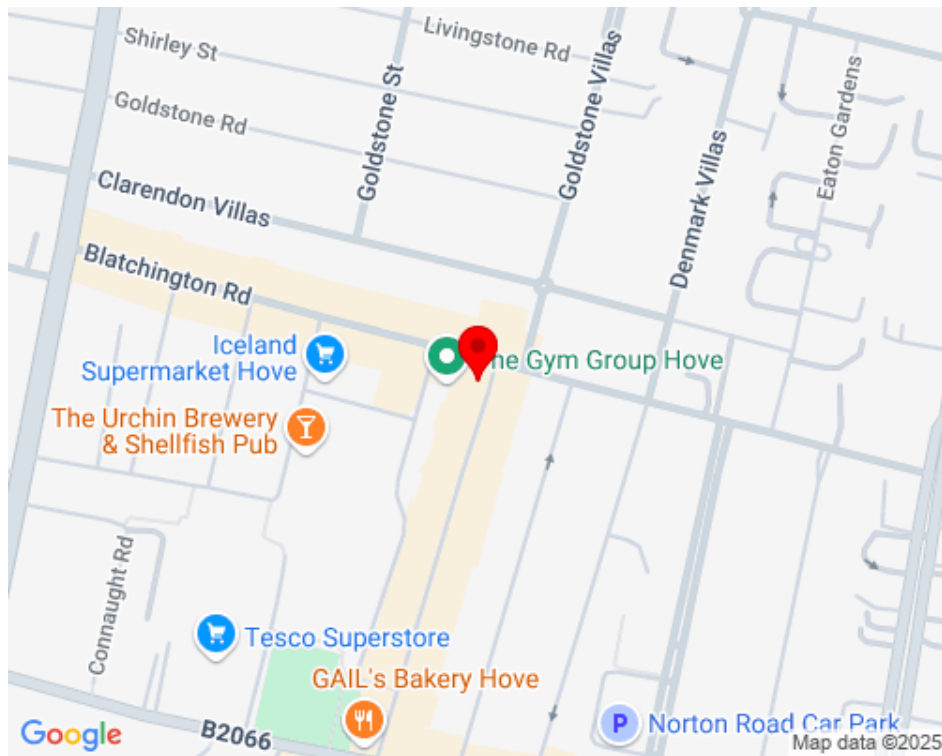
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100a Blatchington Road, Hove, BN3 3YF
TO LET: FIRST FLOOR OFFICE PREMISES

LOCATION



Located on the vibrant south side of Blatchington Road, 100a enjoys a prime position in Hove's bustling commercial area. This highly sought-after location is surrounded by well-established businesses, including Tesco Superstore, The Co-operative Food, and Iceland, with George Street's thriving shopping hub and the amenities of Church Road just a short walk away.

Conveniently accessible, Hove Station is only a 5-minute walk to the north, providing excellent transport links, while Hove Seafront lies just a 10-minute stroll to the south.

Description

This self-contained first-floor office unit has been recently refurbished, offering a bright and modern workspace. The property includes a convenient rear W/C facility and is ready for immediate occupation, making it an ideal choice for a wide range of businesses.

Located in the heart of Hove's thriving commercial area on Blatchington Road, this property enjoys excellent access to nearby amenities and transport links.

Offered on a new lease with flexible terms, this versatile space provides the perfect opportunity to establish or expand your business in a vibrant and convenient setting.

Key Features

- Self Contained First Floor Offices
- Hove Location
- Flexible Terms - New Lease Available
- Recently Refurbished

Accommodation

First-floor office premises, accessed from a self-contained ground floor entrance on Blatchington Road.

Total Accommodation (NIA): 271.23 sq ft (25.20 m2)

Lease

A new lease is available on flexible leasing terms.

Guide Rent - £7,500 per annum exclusive.

Rent Review

By way of negotiation.

Repairing Liability

Full Repairing & Insuring basis by way of a service charge contribution.

Business Rates

Billing Authority: Brighton & Hove

Description: Office and premises

Rateable Value: -

Rates Payable: -

Valid from 1 April 2023 to present

Eligible for Full Small Business Rates Relief (SBRR) - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

VAT

The property is not elected for VAT, therefore VAT is not chargeable on the terms quoted.

Legal Fees



By negotiation.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins.









GET IN TOUCH
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