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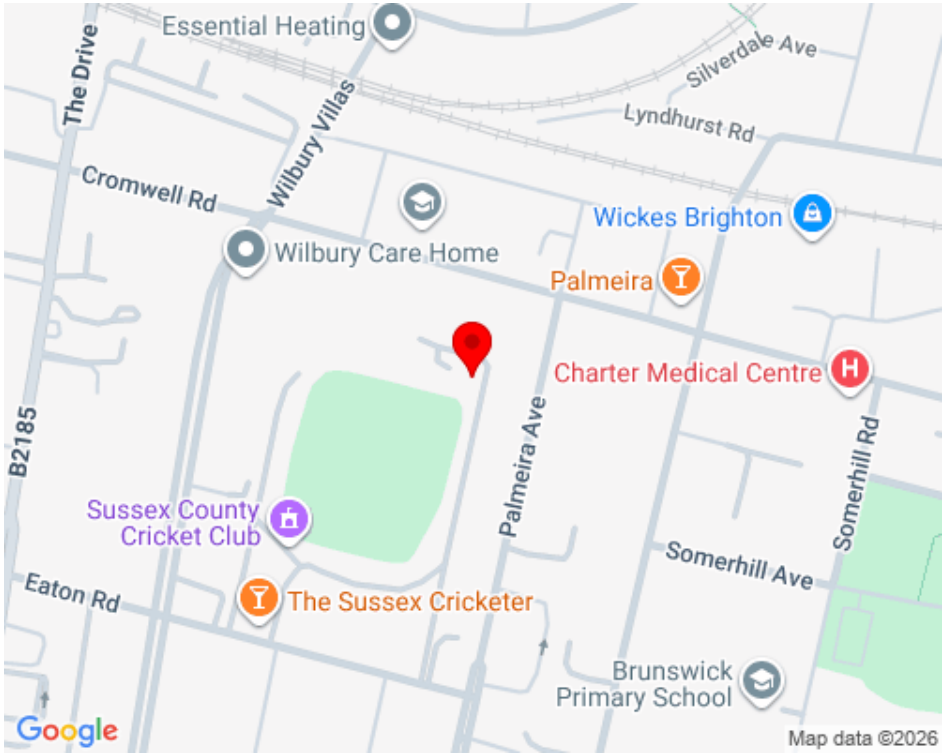
Unit 4, The Martlet Offices, Sussex County Cricket Club, Hove, BN3 3AN

TO LET: MODERN OFFICE WITH DEDICATED PARKING AT SUSSEX COUNTY CRICKET CLUB

LOCATION



Situated within the prestigious Sussex County Cricket Club, Unit 4 at The Martlet Offices offers a unique workspace in an environment rich with sporting heritage. Sussex County Cricket Club has been a landmark at Eaton Road since 1872, and today, the grounds provide a blend of professional and lifestyle amenities that make this location highly desirable for office users.

The wider grounds feature a fully equipped gymnasium, a modern fitness centre, a dedicated physiotherapy clinic, an indoor cricket school, and the newly developed Tate Residences and Offices, which sit above the extensively refurbished 'The Sussex Cricketer' pub. A variety of office spaces, meeting rooms, and seminar facilities cater to businesses seeking a professional yet dynamic setting. Parking is available on-site for clients and visitors, with the exception of match days.

Ideally located in the heart of Hove, The Martlet Offices offer easy access via the main entrance on Eaton Road, just a short walk from the vibrant commercial district of Church Road. Excellent transport links further enhance the location, with Hove station less than half a mile away, providing convenient connections to Brighton and beyond.

Description:

Unit 4, The Martlet Offices provides a self-contained, modern ground floor office within the Sussex County Cricket Club. The space is arranged as a bright open-plan workspace with a contemporary fit-out, including air conditioning, kitchen and WC facilities.

The suite is offered on an all-inclusive basis, covering utilities, service charge and building insurance, and benefits from two allocated on-site parking spaces.

Key Features:

- Unique Office Setting within Sussex County Cricket Club
- All Inclusive Rent Covering Utilities, Service Charge and Building Insurance
- Two Allocated On Site Parking Spaces with Additional Visitor Parking
- Contemporary Open Plan Workspace with Modern Specification

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor67862.99Total67862.99

Rent:

£25,000 per annum Inclusive of Rent, Utilities, Service Charge and Building Insurance.

Terms:

A new lease is available for a term of up to 5 years, contracted outside the provisions of the Landlord and Tenant Act 1954 (as amended).

Specifications:

- Two allocated on-site parking spaces.
- Visitor parking available, with specific arrangements required on match days.
- White UPVC double-glazed doors and windows for insulation and efficiency.
- Fully insulated units for year-round comfort.
- Factory-fitted with lighting, power, and heating.
- Air conditioning units installed.
- Carpeted throughout, with a decorated finish to walls and ceilings.
- Modern fitted kitchen units.
- WC with a wash hand basin.
- Telecoms and data connections will be the responsibility of the incoming tenant.

VAT:

VAT is Applicable

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.

SHARKS

GET IN TOUCH

gravesjenkins.com

Oliver Graves

01273 701070
07435 099764
oli@gravesjenkins.com

BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.