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

TO LET: CONTEMPORARY OFFICE WITH DEDICATED PARKING IN 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

Join a dynamic and professional business community within a unique sporting environment, home to the Sussex Sharks.

The Martlet offices offer modern, high-quality workspace in a distinctive setting, providing an inspiring and vibrant location for businesses looking to thrive.

## Key Features

- Rent is inclusive of electricity, heating, water, waste removal, maintenance, building



- insurance, and service charges.
- Prestigious location within the Sussex County Cricket Club
- Two dedicated parking spaces
- Modern office facilities

## Accommodation

The established offices offer modern ground floor accommodation within a unique setting overlooking the County Cricket Ground.

**Total Accommodation: 678 sq ft (63 m2)**

All quoted gross internal areas exclude WC.

## Amenities

- 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 wash hand basin.
- Telecoms and data connections will be the responsibility of the incoming tenant.

## Lease

A new lease is to be granted outside the provisions of the Landlord & Tenant Act 1954 (as amended) for a term of up to 5 years.

Commencing Rent: £25,000 per annum, including two parking bays, electricity, heating, water, waste removal, maintenance, building insurance, and service charges.

## Rent Review

By negotiation.

## Repairing Liability

Included in the headline rent.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Office and premises





- Rateable Value: £24,750.00
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

VAT is payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal costs.

## Anti-Money Laundering

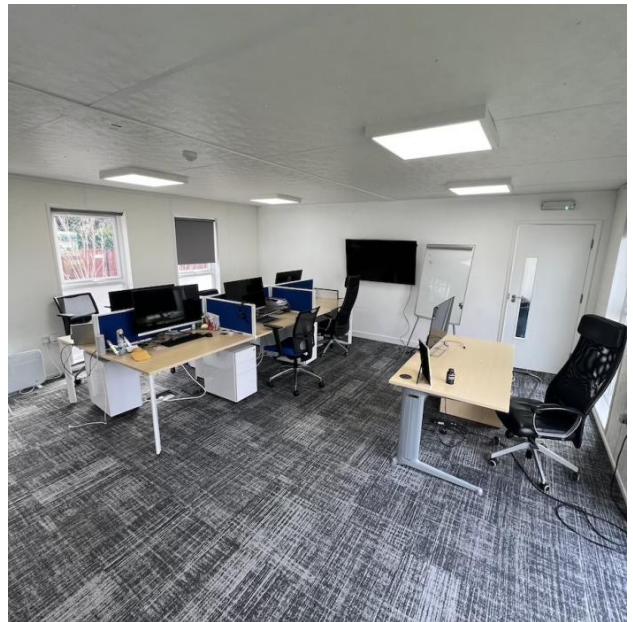
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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.

## Viewing Arrangements

Strictly via prior appointment through sole agent Graves Jenkins (t: 01273 701070).









GET IN TOUCH  
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