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The Office, 34 Kingsthorpe Road, Hove,  
BN3 5HR

TO LET: QUALITY AND PROFESSIONAL OFFICES WITH MULTIPLE SECURE  
PARKING

# LOCATION



The Office, Kingsthorpe Hove is strategically situated in West Hove, nestled between Old Shoreham Road and Portland Road. This prime location is surrounded by a dense residential community and a diverse array of independent and national retailers on Portland Road, one of Hove's main commercial thoroughfares.

The new development provides excellent connectivity, with convenient access to Aldington, Portslade, and Hove railway stations. Local bus services offer easy routes to Brighton City Centre, and the property benefits from good road links to the A27, A23, and A259 Coast Road.

## Description

Built in 2017, this modern, three-storey office building offers a range of contemporary amenities and approximately seven tandem parking spaces. With an 'A' energy rating, its south-facing orientation and prime location in the heart of Hove make it perfect for strategic business operations.

## Key Features

- Quality & Professional Office
- Ready for Immediate Occupation
- Exclusive 'Tandem' Parking up to 7 Cars
- A - Energy Rating

## Accommodation



Self-contained, end-of-terrace office building with exclusive rear 'tandem' parking area for up to seven cars and allowing for the following floor areas:

Ground Floor: 890 sq ft (82.7 m<sup>2</sup>)

First Floor: 357 sq ft (33.2 m<sup>2</sup>)

Second Floor: 395 sq ft (36.7 m<sup>2</sup>)

**Total Office Accommodation: 1,642 sq ft (152.6 m<sup>2</sup>)**

## Amenities

- Secure yard/patio area from ground floor offices.
- South facing balcony from second floor office.
- Fully carpeted throughout
- Double-glazed white powder-coated aluminium windows
- Perimeter trunking
- PIR ceiling-mounted strip lighting
- Galley kitchen facilities
- Underfloor central heating system (Ground Floor)
- Gas-fired central heating system (First and Second Floor)
- Fully integrated fire detection system with emergency lighting
- Security alarm system
- Ample natural light
- Modern-style doors and joinery
- Up to 7 rear 'tandem' car parking spaces
- Cycle rack in the yard
- Modern WC facilities

## Lease

For a term to be negotiated.

Guide Rental - £32,500 per annum, exclusive (£22.50 / sq ft).

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing & Insuring.

## Business Rates

Billing Authority: Brighton & Hove



- Description: Office and premises
- Rateable Value: £22,250.00
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

The property is elected for VAT, therefore VAT will be chargeable on the terms quoted.

## Legal & Professional Fees

Each party is to pay their own legal and professional costs.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).















GET IN TOUCH  
gravesjenkins.com



Phil Graves

01273 701070  
07970 747197  
graves@gravesjenkins.com



Oli Graves

01273 701070  
07435 099764  
oli@gravesjenkins.com



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