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Rochester House, 48 Rochester Gardens,
Hove, BN3 3AW

TO LET: MODERN FIRST-FLOOR OFFICE SUITE IN CENTRAL HOVE

LOCATION



Rochester House occupies a prime position in the heart of Hove, just off the lively Church Road and within one of the area's most established professional and residential enclaves. This attractive and well-maintained property offers high-quality office accommodation within a peaceful yet highly convenient setting.

The building enjoys excellent access to local amenities including cafés, restaurants, banks, and independent retailers, all within walking distance. Hove Station is just 0.6 miles away (approximately 12 minutes on foot), offering direct rail services to London Victoria (approx. 80 minutes), Gatwick Airport (30 minutes), and frequent connections along the south coast including Brighton and Worthing.

Rochester Gardens also benefits from strong local transport links, with multiple bus routes serving the surrounding area and easy vehicular access to the A27 and A23 for regional and national connectivity.

Offering a blend of tranquillity, accessibility, and commercial vibrancy, Rochester House is an ideal base for businesses looking to establish themselves in one of Hove's most desirable and well-connected locations.

Description

A unique opportunity to lease modern office space on the First Floor of Rochester House, a well-presented and professionally managed building in the heart of Hove. Located on Rochester Gardens, just off the vibrant Church Road, the property offers an ideal working environment with close proximity to a range of local amenities and excellent transport links.

The premises comprises a bright, open-plan workspace with a contemporary finish, complemented by access to a modern shared kitchenette and WC facilities.

Available for immediate occupation on a flexible temporary licence, this First-Floor suite is perfectly suited to a small business seeking a high-quality, well-connected base in central Hove.

Key Features

- First-Floor modern office suite in a well-maintained professional building
- Prime Hove location just off Church Road
- Only a 12-minute walk from Hove Station with strong transport links
- Available immediately on flexible temporary licence terms

Accommodation

First Floor - Office 3

- Internal Width (Max): 13'5"
- Internal Depth (Max): 15'4"

Total Accommodation (NIA): 186 sq ft (17.3 m2)

A separate, modern-fitted shared kitchenette and WC facilities are available.

Lease

A temporary licence will be granted outside the provisions of the Landlord & Tenant Act 1954 (as amended).

Commencing Rent - **£750 per calendar month**, inclusive of rent, building insurance, service charges, internet, heating, lighting and associated costs, on a temporary licence basis.

Rent Review

By negotiation.

Repairing Liability

Included in the headline rent.

VAT



VAT will not be payable on the terms quoted.

Legal Fees

Each party is to pay their own legal fees incurred.

Viewing Arrangements

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







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