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THE TATE OFFICES

Sussex County Cricket Club | Hove | BN3 3AN

PRE-LET OPPORTUNITY

12,679 sq ft *(may split)*

Brand new,
high quality
office space

Joint agents:



graves
jenkins
PROPERTY PEOPLE

Michael
Jones
& Company

JV partners:



Summary

- Excellent 3 storey new office / medical building (B1 / D1 use).
- From 3,939 - 12,679 sq ft (366 - 1,178 sq m)
- Available as a whole or on a floor by floor basis.
- Located on a busy thoroughfare at the main entrance to the Sussex County Cricket Ground.
- Contemporary, brand new accommodation with wide-aspect glass façade.
- Built to highly efficient, sustainable standards.
- Allocated on-site parking.
- Part of successful Phase One development comprising 37 residential apartments (all sold), ground floor public house / restaurant (pre-let) and a purpose built 12,679 sq ft office building.
- Area to be further enhanced as part of a proposed master plan with purpose built five-star conference facility and improved cricket facilities.

Pre-Let Opportunity

This is an exciting opportunity to pre-let part or all of a brand new office building in an already established location which is set to be further enhanced through regeneration.

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Location

Positioned in the heart of Hove, this brand new three storey office accommodation is situated at the main entrance to the 1st Central County Ground. Sussex County Cricket Club, formed in 1839, has played at the ground since 1872 and will continue to play host to the oldest county in English cricket. Alongside the summer fixtures, the club is a lively and well visited venue hosting a number of high profile events throughout the year.

Hove has excellent transport links, regular, direct train services to London Victoria (80 mins) and Gatwick (30 mins), as well as up to six trains per hour running to Worthing (16 mins), Portsmouth (60 mins) and Eastbourne (56 mins). The A27 and A23 are easily accessible by car and public transport links within the city are frequent and reliable.



Distance from property to...

Seafront	0.4 miles	Central Brighton	1.2 miles	Eastbourne	23 miles
Hove Station	0.4 miles	Worthing	10 miles	Gatwick Airport	27 miles
Brighton Station	1.3 miles	Chichester	30 miles	London	54 miles



Local Area

Hove is best known for its exquisite Regency seafront buildings and its superb position, nestled between the South Downs National Park and stunning beaches. It understandably features regularly on 'best places to live' lists.

There is a vast array of attractions and things to do to suit all tastes and requirements, all within easy walking distance of The Tate Offices. In particular, George Street and bustling Church Road are home to a significant number of national and independent retailers, as well as popular pubs, restaurants, cafes and entertainment venues.

There are also a wealth of leisure facilities nearby, both indoor and out, with yoga, Tai Chi and fitness classes taking place on Hove Lawns, all of which makes Hove an ideal location to live and work.

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The Development

The Tate Offices form part of Phase One of the overall Sussex County Cricket Club development plan, which is focused on developing the south-west corner of the ground. This phase also includes the construction of a new nine storey mixed-use building comprising 37 residential apartments, all successfully sold off-plan, and a prominent ground floor public house/ restaurant which has been pre-let to Indigo Group.

The purpose-built Tate Offices are positioned to the rear of The Tate Residences and are split over ground, first and second floors. Offering a total of 12,679 sq ft suitable for B1 office or D1 healthcare use, the space could be let on a floor by floor basis or as a whole.

Additional Phases for the development are also being proposed which will further enhance the local area, including a five-star conference facility and improvements to the cricket ground and facilities.

Accommodation

The offices have the following internal floor measurements:

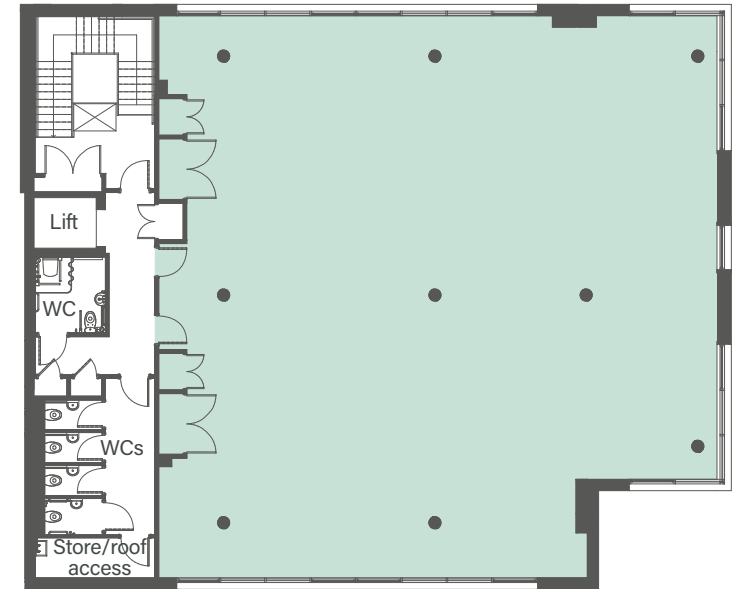
Ground Floor	3,939 sq ft	366 sq m
First Floor	4,370 sq ft	406 sq m
Second Floor	4,370 sq ft	406 sq m
TOTAL	12,679 sq ft	1,178 sq m

There are allocated on-site parking spaces

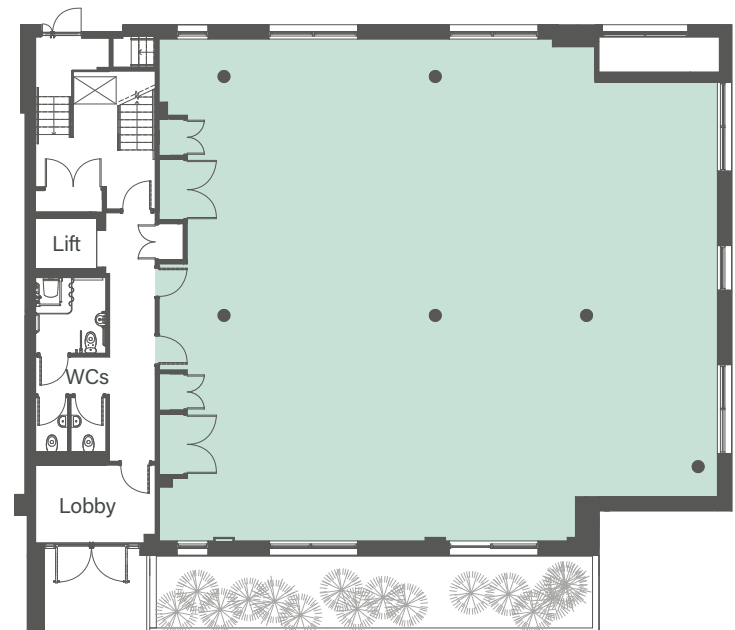
Terms of which are to be negotiated and agreed.



1st & 2nd Floors

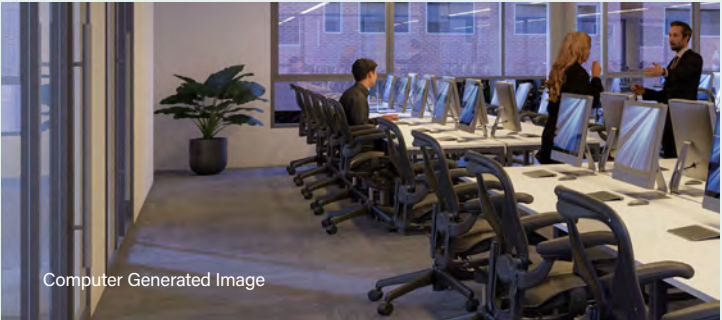
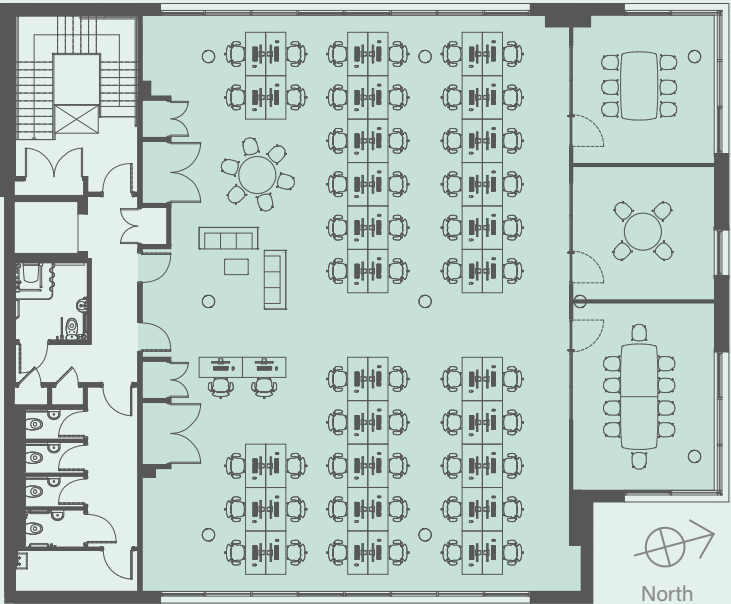


Ground Floor



Space Planning

The space plan below gives an indication of how an office floor could be laid out, including space for a reception and waiting area, three meeting rooms, an informal meeting area and 56 desks accommodating an occupancy of 64 people.



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Specification



Air Conditioning

Comfort heating / cooling system on all floors.



Airy Workspaces

Extensive glazing on three elevations providing plenty of natural light.



Communications

Potential for raised access floors for data cabling purposes.



Ceilings

Ceiling mounted services designed to be exposed (subject to tenant requirements & status).



Sustainability

Target of BREEAM 'Excellent', making it among the leading buildings for low impact materials, land use, energy consumption and waste recycling.



Facilities

WC's (including accessible WC's) and shower facilities on each floor and a passenger lift to all floors.



Lighting

High efficiency LED lamp sources.



Floor to Ceiling Height

Ground floor 4m and 1st & 2nd floors 3.35m.



Parking

Allocated parking on-site.

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Terms

The offices are available either as a whole or on a floor by floor basis by way of a new Full Repairing & Insuring lease with terms to be negotiated and agreed.

Rent

£26.50 per sq ft exclusive.

VAT

VAT is to be charged on the quoting terms.

Planning

Planning permission has been granted under application number BH2019/02948 for the construction of three floors of flexible commercial space with B1 office/D1 health use.

Service Charge

There will be a percentage towards the buildings service charge to include buildings insurance. Further details are available on request.

Timetable

Expected completion in Q1 2023 (*subject to change*).

Legal Costs

The ingoing Tenant is to be responsible for Landlord's reasonable legal fees unless otherwise agreed.

Data Room

A data room is available which contains further information and plans. To access it, either scan the QR code (opposite) or email our agents to request a weblink to be sent via email.



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Agent Details

Michael
Jones
& Company

Michael Jones & Co Commercial

Jon Justice 01903 286656
jonjustice@michaeljones.co.uk

Chelsea Adams 01903 201212
chelseaadams@michaeljones.co.uk

First Floor, Chapelworth House
22-26 Chapel Road, Worthing
West Sussex BN11 1BE
www.michaeljones.co.uk



graves
jenkins
PROPERTY PEOPLE

Graves Jenkins

Phil Graves 01273 701070
graves@gravesjenkins.com

Oliver Graves 01273 701070
oli@gravesjenkins.com

Coach House, 26 Marlborough Place,
Brighton, East Sussex BN1 1UB
www.gravesjenkins.com

THE TATE
OFFICES

Sussex County Cricket Club
Hove, East Sussex BN3 3AN



roffeyhomes

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