

# IMPRESSIVE OFFICES TO LET

3rd Floor, 27 Palmeira Mansions, Church Road, Hove,  
BN3 2FA

Rent £25,000 PA



## LOCATION:

The property is located in this outstanding building on the northern side of Palmeira Square in Hove overlooking The Square & The Floral Clock. Church Road Hove is to the west where a number of Restaurants, Bars & Shops are located, whilst Western Road is to the East leading towards Brighton City Centre. Nearby occupiers include Tesco, Sainsbury's, Nostos, Grubbs & Bison Beer.

## DESCRIPTION:

Impressive office located on the 3rd floor of this outstanding Grade II listed building. Accessed via shared lobby to a feature staircase that leads to the office. The space throughout has been fitted to a very high standard & features include digital access fobs throughout the building, CAT 6E internal networking, availability of 1Gbps lease line available instantly with DSL backup (separate charge), communal rear courtyard, CCTV throughout property, air conditioning, own kitchen, LED lighting throughout, IP video intercom/ messaging service.

## DIMENSIONS:

The accommodation comprises:

	IMPERIAL	METRIC
Office	646 sq ft	60 sq m
Shared Courtyard		
Shared WC & shower facilities		

## RENT:

Rent £25,000 per annum inclusive of service charge, exclusive of rates, VAT and all other outgoings.

## LEASE:

Available by way of a new internal repairing & insuring lease for a minimum term of 3 years. The property is available from 28/03/2021 however may be available sooner subject to agreement with existing tenant.

## RATES:

Rateable Value: Rateable Value £5,700  
UBR APR 2020/2021 49.9p

It is our understanding that this property benefits for the full small business rates discount, subject to conditions.

## EPC:

**Certificate Reference Number: 0050-7910-0311-3210-7020**

The energy efficiency rating for this property is C65 and a full copy of the report can be found at [www.ndepcregister.com](http://www.ndepcregister.com)

## LEGAL COSTS:

Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs an undertaking to be provided prior to release of papers.

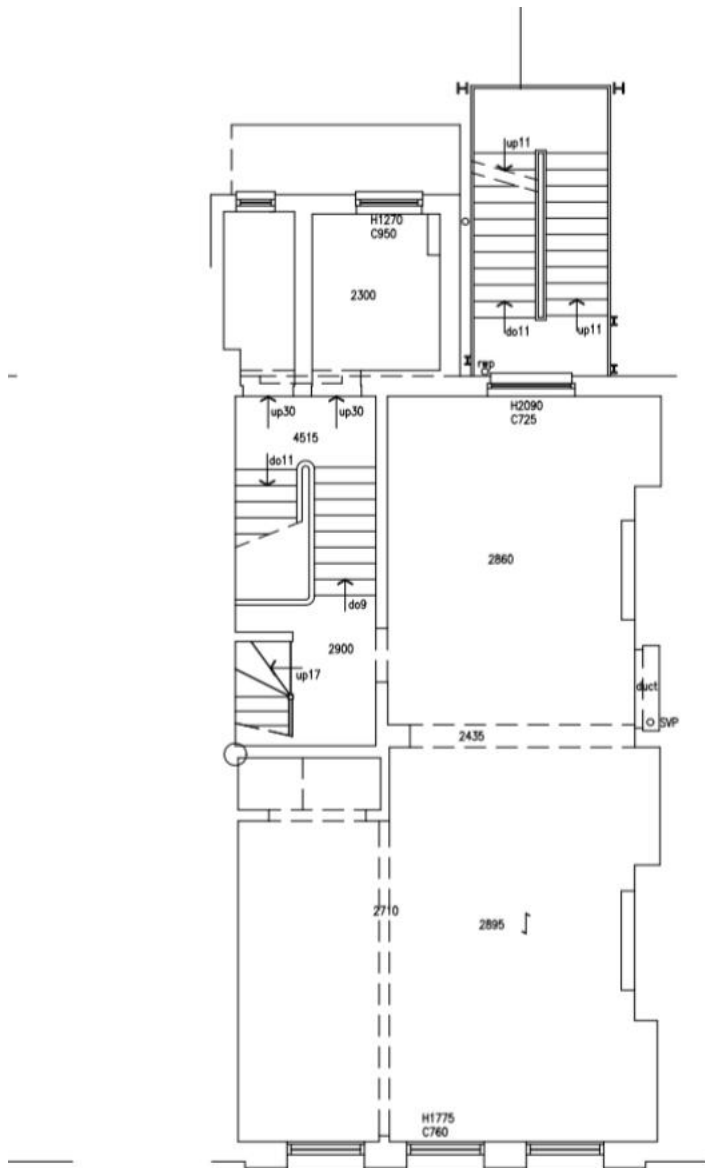
## VIEWING:

By prior appointment through the landlord's agent, Eightfold Property. Call 01273 672 999, or email [max@eightfold.agency](mailto:max@eightfold.agency)



All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property's staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Local plans are obtained via Experian Goad. Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.

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Third Floor Plan as Existing

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