



Rear (West) Elevation

OFFICE TO LET

72 ETHEL STREET

Hove, BN3 3RU

NEWLY CONSTRUCTED OFFICE SPACE (CLASS E)
ARRANGED OVER 3 FLOORS. AVAILABLE Q4 2024

787 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	787 sq ft
Rent	£22,500 per annum exclusive of rates, VAT & all other outgoings
Business Rates	Business rates to be assessed.
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Lower Ground	286	26.57
Ground	249	23.13
1st	252	23.41
Total	787	73.11

Description

This newly developed office space is situated over ground, lower ground and first floors on Ethel Street in Hove. The property comprises an open plan office spaces with kitchen and W/C arranged over 3 floors. Available Q4 2024

Location

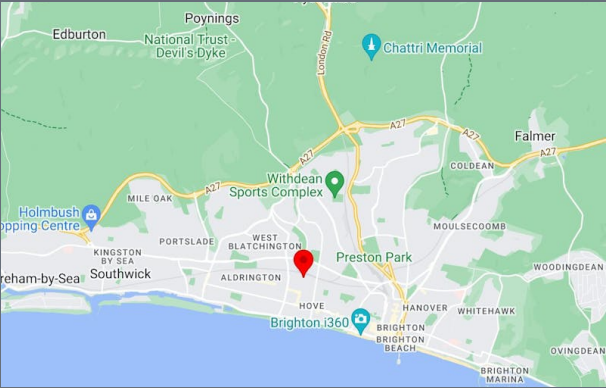
This property is located on the eastern side of Ethel Street, just south of the junction intersecting Ellen Street. Hove Railway Station is a few hundred yards away with regular service along the coast and to London. Various bus stops are situated on the surrounding streets. Church Road, Blatchington Road and George Street are a short walk to the south. Nearby occupiers include Tesco Express, The Station Pub and Small Batch.

Terms

The property is available by way of a new effective full repair & insuring lease for a minimum term of 3 years at a rent of £22,500 per annum exclusive of rates VAT & all other outgoings. Subject to Status, a rent deposit of 3 - 6 months will be required.

Plans

Please note measurements scaled from plans. All plans/ pictures are indicative and subject to change.



Get in touch

Max Pollock

01273 672999 | 07764 794936
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877
james@eightfold.agency

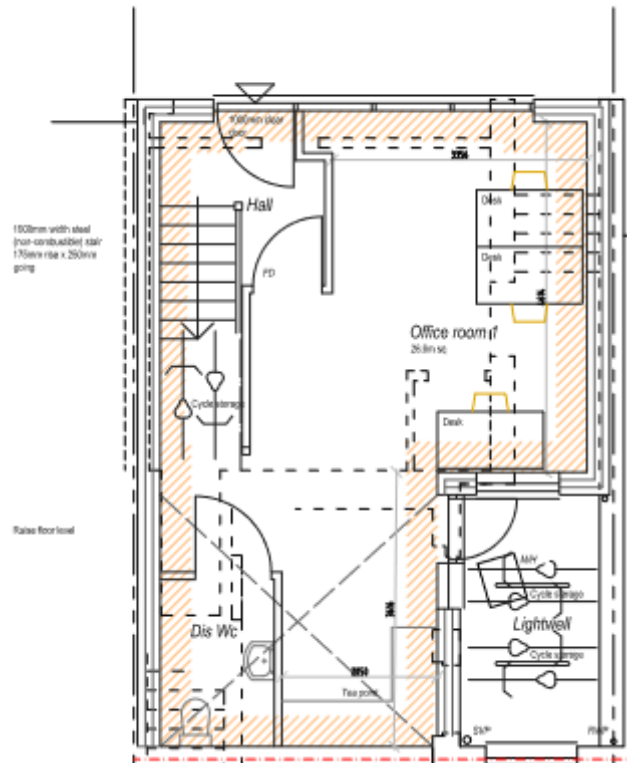
Alex Gardner

01273 672999 | 07511 017289
alex@eightfold.agency

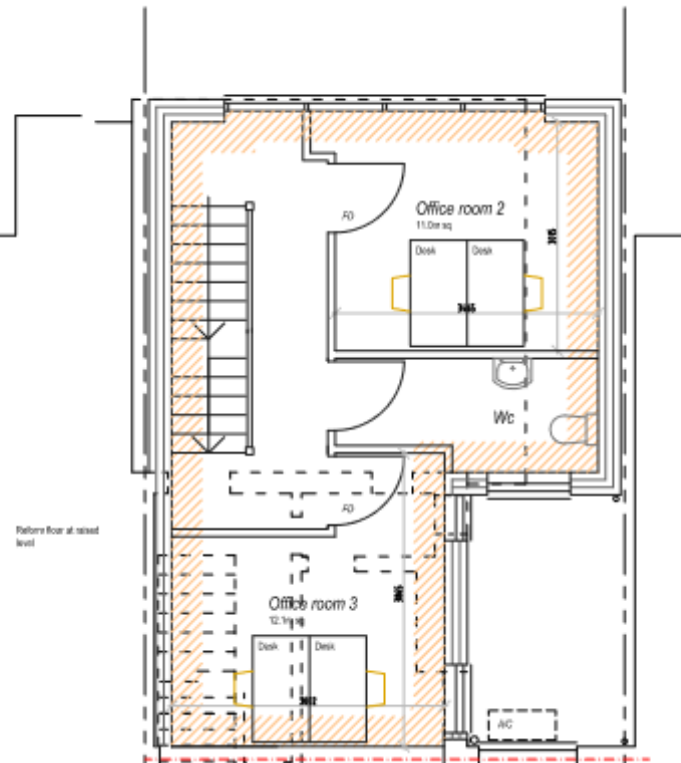
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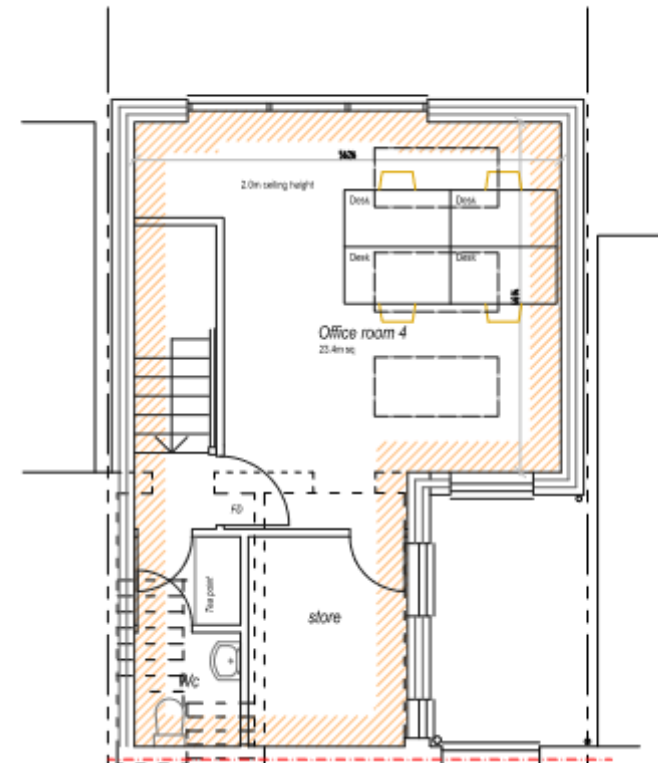
Floorplans (not to scale)



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan