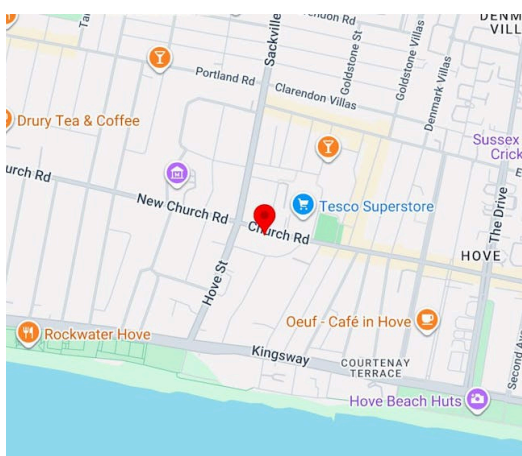




**174 Church Road, Hove, BN3 2DJ**

Office To Let | £22,500 per annum exclusive of rates, service charge, VAT and all other outgoings. | 1,116 sq ft

MULTI ROOM OFFICE TO LET OVER 3 FLOORS ON CHURCH ROAD, HOVE



## Description

An array of office suites available to let as a whole arranged over 1st, 2nd & 3rd floors. The spaces have recently been refurbished.

## Location

This property is situated on the Southern side of Church Road, but access from the rear in Vallance Road with multiple popular occupiers nearby including, Etch, Hove Tandoori, GAIL's Bakery, and FIKA. The seafront and Hove Lawns are a short walk away, with other attractions such as Sussex Cricket club nearby. Hove Railway station is a circa 15 minute walk away.

## Accommodation

Name	sq ft	sq m
1st	523	48.59
2nd	362	33.63
3rd	231	21.46
<b>Total</b>	<b>1,116</b>	<b>103.68</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a term of 5 years.

## AML

Anti money laundering searches will be required for the relevant parties & will be charged at £50 plus VAT per person in addition to referencing where required which will be charged at £75 plus VAT.



## Summary

- Rent: £22,500 per annum exclusive of rates, service charge, VAT and all other outgoings.
- Business rates: £10,368 per annum based on the 2026 valuation.
- Service charge: A service charge will be payable based on a fair proportion of costs for the building.
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (41)
- Lease: New Lease
- Terms: 5 years

## Further information

- [View details on our website](#)
- [View Microsite](#)

## Contact & Viewings



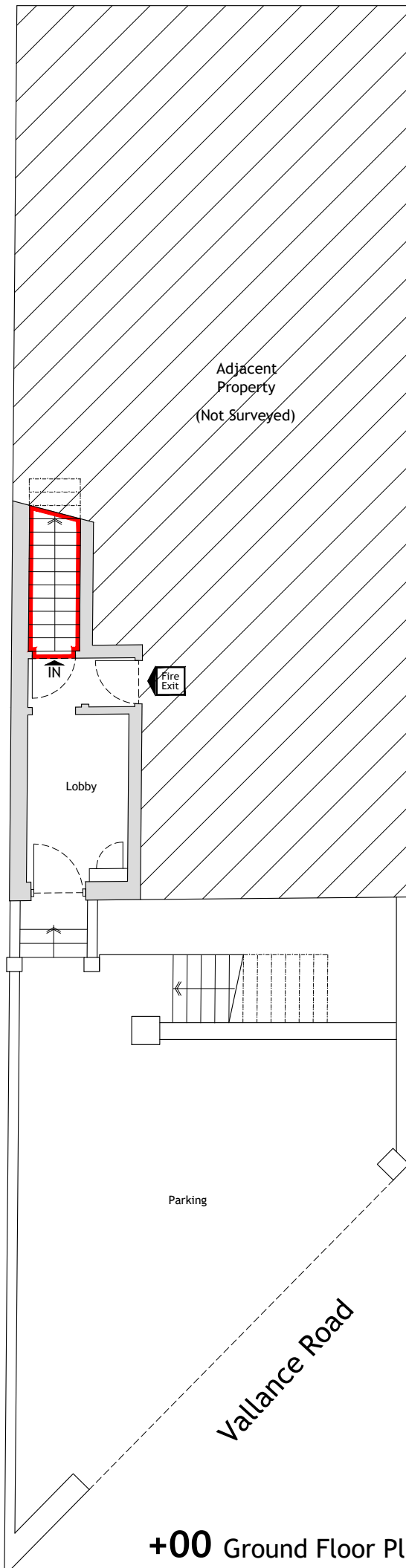
Alex Gardner  
01273 672999 | 07511 017289  
alex@eightfold.agency



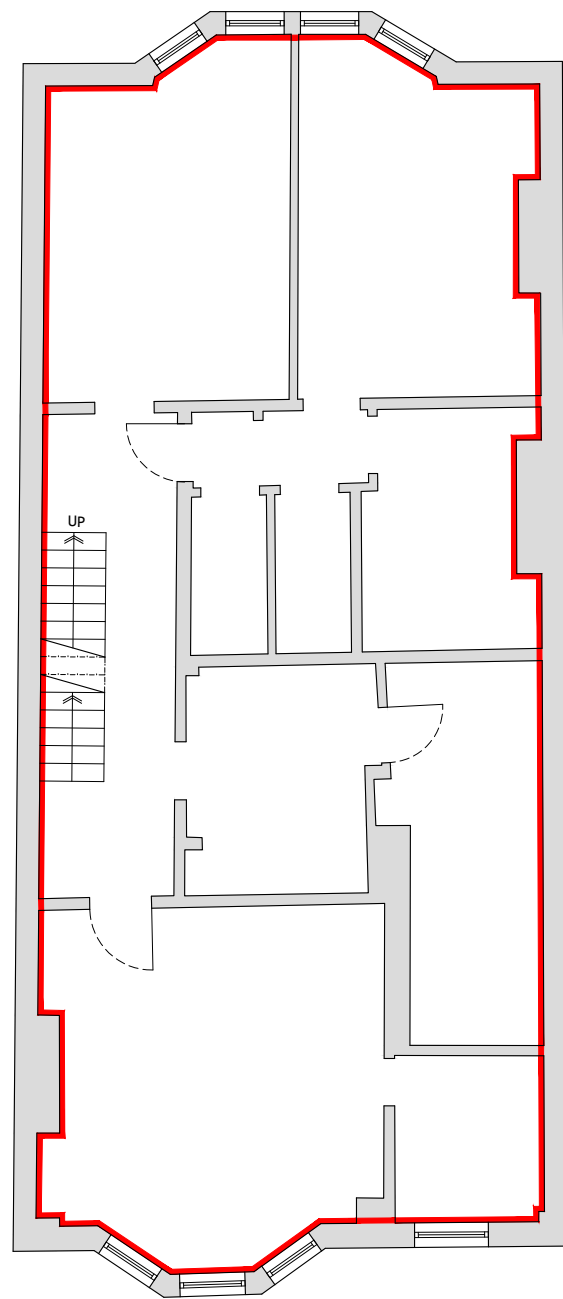
Max Pollock  
01273 672999 | 07764 794936  
max@eightfold.agency

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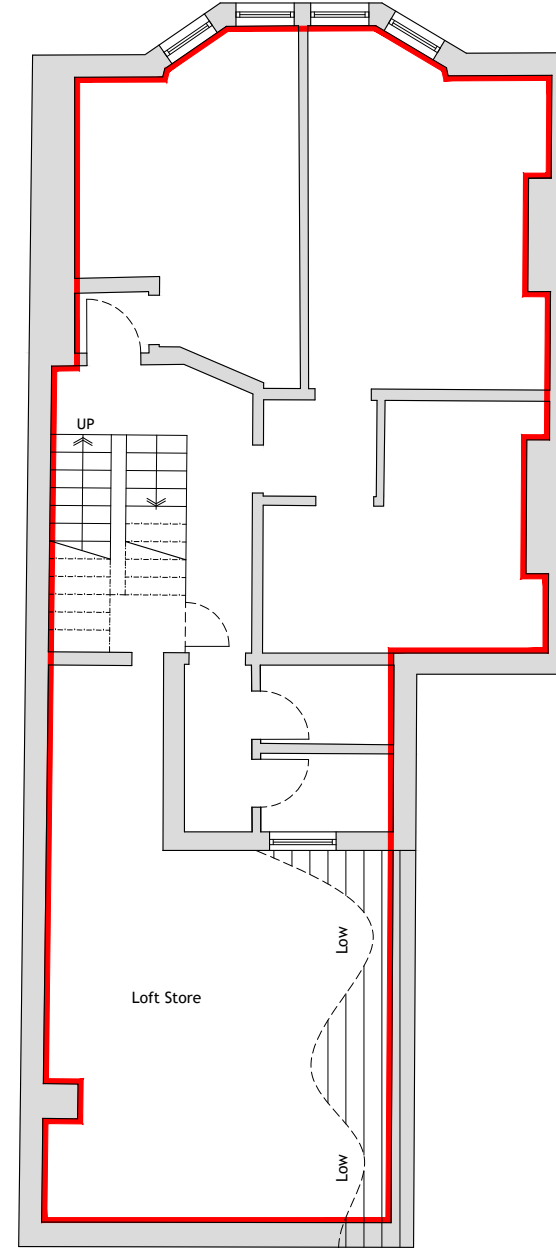
Church Road



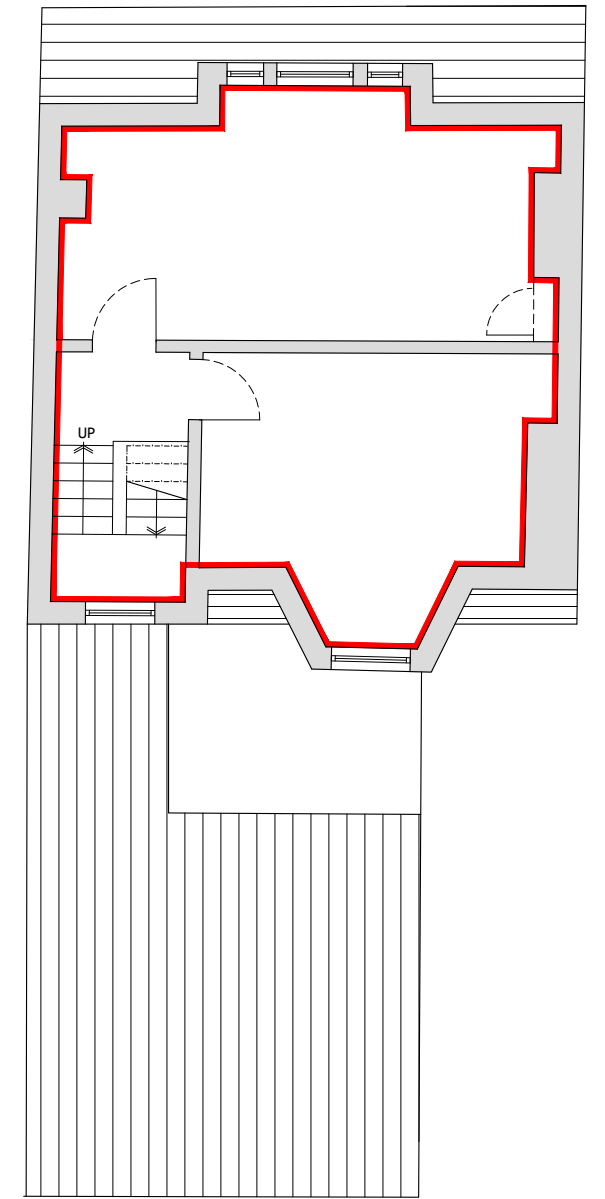
**+00** Ground Floor Plan



**+01** First Floor Plan



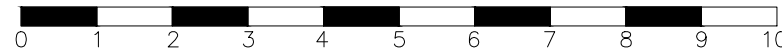
**+02** Second Floor Plan



**+03** Third Floor Plan

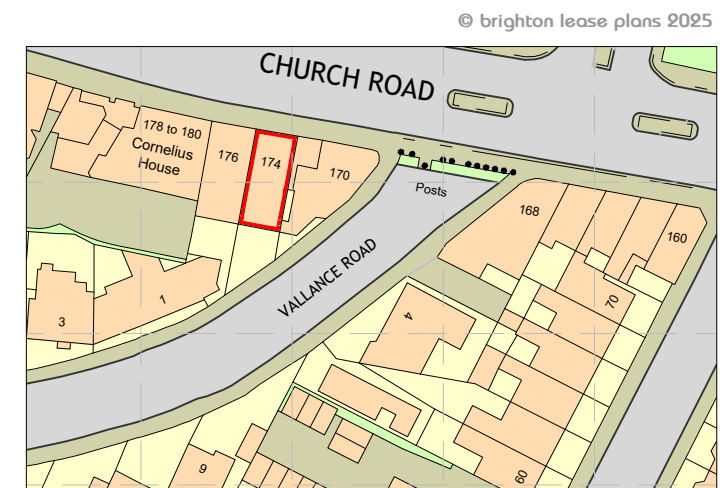
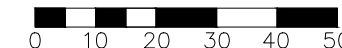
# Lease Plan

Scale in Metres 1:100



## +LP Location Map

Scale in Metres 1:1250



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**A3**  
page

Site Address

174 Church Road  
 Hove  
 BN3 2DJ

Client Name

The Olivia Group Limited

drg. no. 25-B116-1  
 revision. A  
 date November 2025  
 scale as shown@A3



// 01273 271 250  
 // 07811 270 338

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