



OFFICE TO LET

## 1ST, 2ND & 3RD FLOORS

70-72 Church Road, Hove, BN3 2FP

CENTRAL HOVE OFFICES TO LET IN PROMINENT  
DOUBLE FRONTED CORNER BUILDER

2,654 SQ FT

**Eightfold**  
property

Tel: 01273 672 999

Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	2,654 sq ft
<b>Rent</b>	£53,100 per annum exclusive of rates, VAT & all other outgoings
<b>Business Rates</b>	To be re-assessed.
<b>Service Charge</b>	A service charge will be put in place in order to cover the shared expenses of the building.
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	E (109)

## Description

The property comprises offices arranged as a number of separate rooms over 1st, 2nd & 3rd floors located within this imposing period property. The space is currently being refurbished & benefits from its own self contained entrance.

## Location

The property is situated in an outstanding location on the corner of Church Road & Third Avenue in central Hove with Brighton to the East & Worthing to the west. Hove seafront is only a short walk away to the south whilst nearby occupiers include Velvet, Hamptons, Cafe Nero, Etch, Gail's Bakery & Sainsbury's Local.

## Accommodation

The accommodation comprises the following areas:

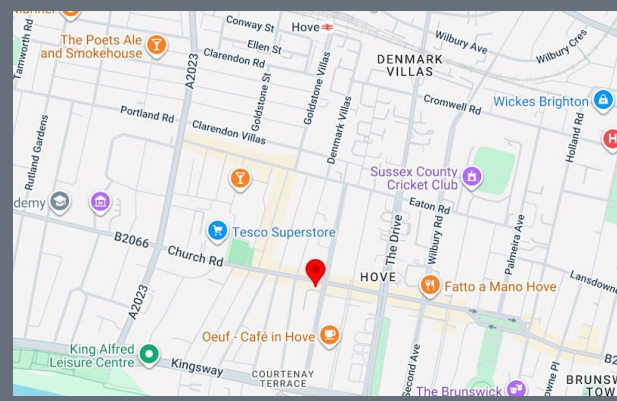
Name	sq ft	sq m
1st - Office	989	91.88
2nd - Office	935	86.86
3rd - Office	730	67.82
<b>Total</b>	<b>2,654</b>	<b>246.56</b>

## Terms

Available to let on a new effective full repairing & insuring lease for a minimum term of 5 years. A rent deposit of between 3 & 6 months will be required from an incoming tenant subject to status.

## AML

Anti money laundering searches will be required to be carried out to provide the required criteria as in accordance with HMRC regulations & will be charged at the cost of £50 per person plus VAT requiring one to be carried out. References will be charged at a cost of £75 plus VAT per party.



## Get in touch

**Max Pollock**

01273 672999 | 07764 794936  
max@eightfold.agency

**Alex Gardner**

01273 672999 | 07511 017289  
alex@eightfold.agency

## Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/02/2026

# Energy performance certificate (EPC)

1ST FLOOR - 3RD FLOOR  
70-72 CHURCH ROAD  
HOVE  
BN3 2FP

Energy rating

**E**

Valid until:

31 January 2031

Certificate number:

2494-3779-2298-3506-8221

Property type

Residential spaces

Total floor area

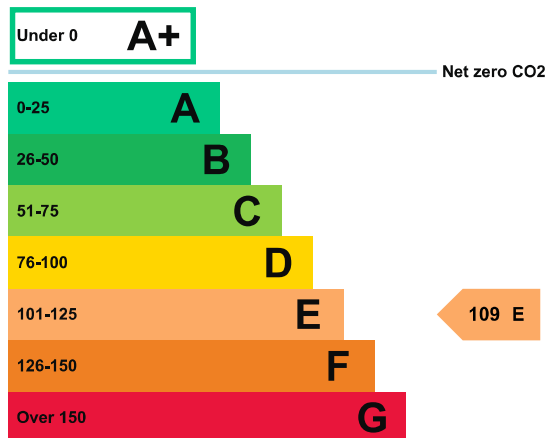
325 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

85 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	51.75
Primary energy use (kWh/m <sup>2</sup> per year)	300

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7846-2549-9282-4729-2302\)](https://energy-certificate/7846-2549-9282-4729-2302).

---

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Damian Williamson
Telephone	0345 111 7700
Email	<a href="mailto:info@vitaldirect.co.uk">info@vitaldirect.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207806
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Vital Direct Ltd
Employer address	Grenville Court, Britwell Road, Burnham, Slough, SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 January 2021
Date of certificate	1 February 2021

---