



OFFICE TO LET

174 CHURCH ROAD

Hove, BN3 2DJ

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

1,116 SQ FT

Eightfold
property

Tel: 01273 672 999

Website: www.eightfold.agency

Summary

Available Size	1,116 sq ft
Rent	£22,500 per annum exclusive of rates, service charge, VAT and all other outgoings.
Rates Payable	£10,368 per annum based on the 2026 valuation.
Rateable Value	£24,000
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 Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

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

The accommodation comprises the following areas:

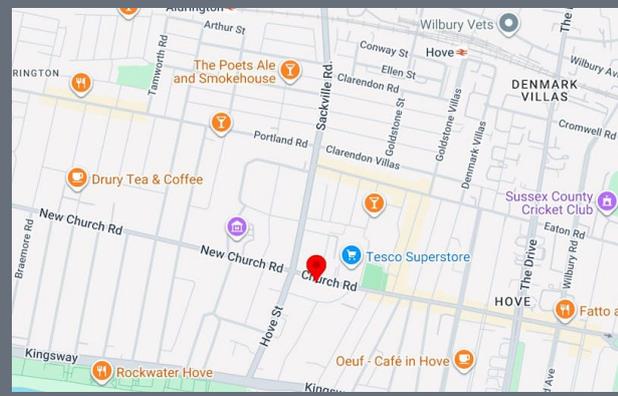
Name	sq ft	sq m
1st	523	48.59
2nd	362	33.63
3rd	231	21.46
Total	1,116	103.68

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.



Get in touch

Alex Gardner

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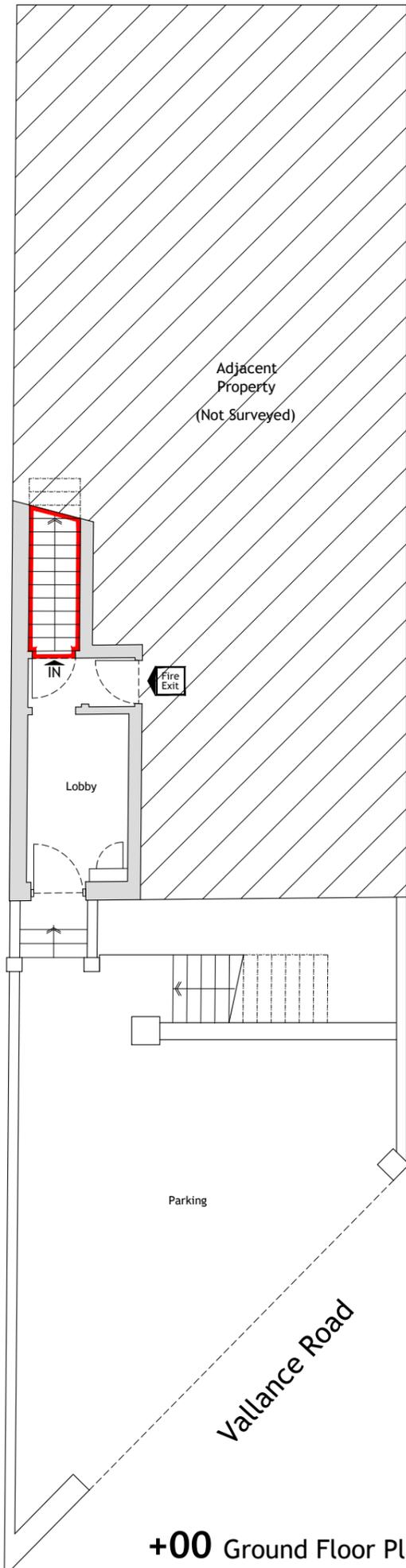
Max Pollock

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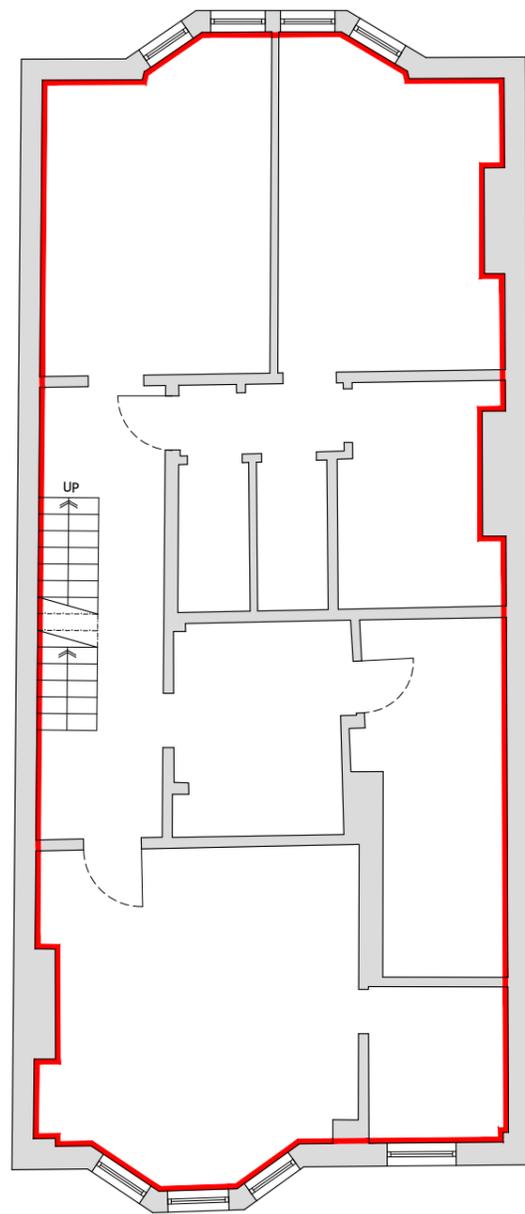
Eightfold Property

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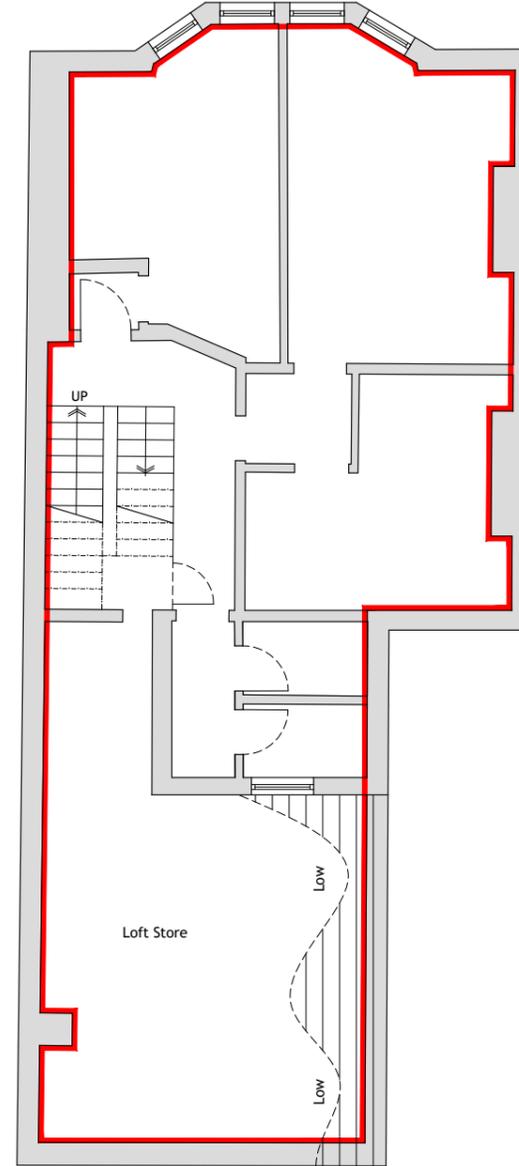
Church Road



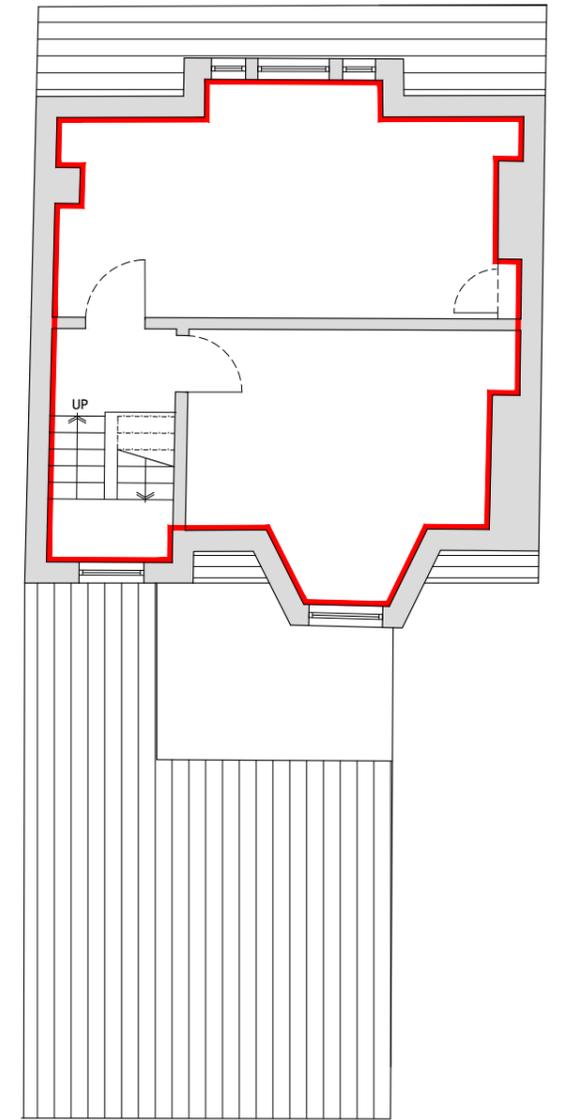
+00 Ground Floor Plan



+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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 Drawings not for construction

A3
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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



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