



2nd Floor, Intergen House

65-67 Western Road, Hove, BN3 2JQ

MODERN OFFICES TO LET IN CENTRAL HOVE

1,737 sq ft
(161.37 sq m)

- RENT £30,000 PAX RISING BY £1000 ANNUALLY
- CENTRAL HOVE LOCATION
- LIFT
- CLOSE TO BUS STOP
- SEAFRONT NEARBY

2nd Floor, Intergen House, 65-67 Western Road, Hove, BN3 2JQ

Summary

Available Size	1,737 sq ft
Passing Rent	£30,000 per annum
Business Rates	to be re-assessed.
Service Charge	£8,600 per annum
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	B (50)

Description

Situated on the 2nd floor of this imposing modern purpose built office building that can be accessed by either lift or stairs. The space comprises a large 2nd floor space that has been divided into several offices with features including intercom, lowered tile ceilings, perimeter trunking, kitchen part carpet & part laminate flooring & Catt II lighting.

Location

The property is situated in a fantastic location overlooking Palmeira Square & The Floral Clock in Central Hove between Western Road & Church Road. Hove seafront is a short walk to the south whilst Hove Train Station is about 10/15 minutes walk to the north west. Nearby Occupiers include Nostos, Tesco Express, Starbucks, Market Restaurant, Cin Cin & Etch.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
2nd - Office	1,737	161.37
Total	1,737	161.37

Terms

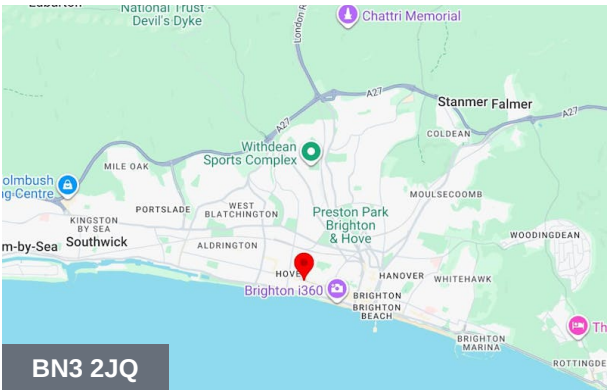
Available by way of assignment of existing lease for a term of 3 years from the 1st February 2025 on an effective full repairing & insuring basis at a rent of £30,000 rising by £1000 annually on the 1st of February each year with a fixed service charge of £8,600 for the term. The lease is outside of the Landlord & Tenant act 1954 & the landlord currently holds a rent deposit of £9,000. Subject to status of the incoming tenant this sum may increase or reduce. Our clients may also consider sub letting space in part which we can discuss further if of interest.

AML & referencing

As in accordance with HMRC requirements anti money laundering due diligence is required to be carried out on directors & shareholders taking premises & will be required in order to progress. where searches are required these will be charged at £50 plus VAT per person whilst referencing will be at a cost of £75 plus VAT.

Plans

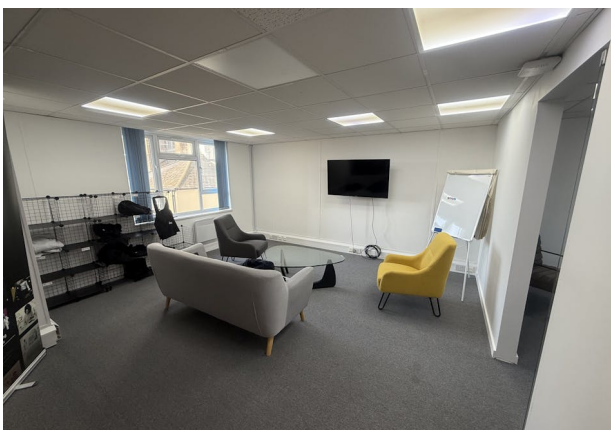
Plans are provided for indicative use & should not be relied upon as they are not to scale.

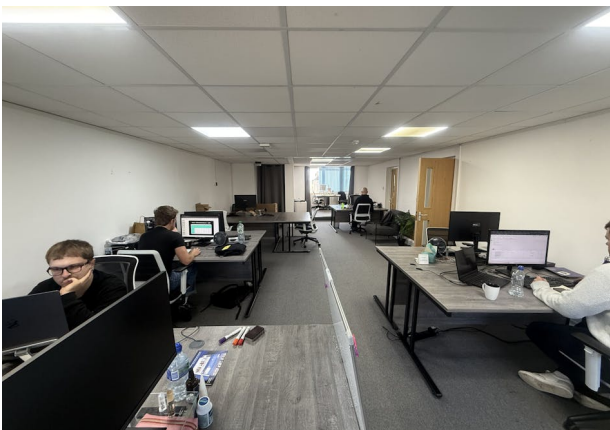
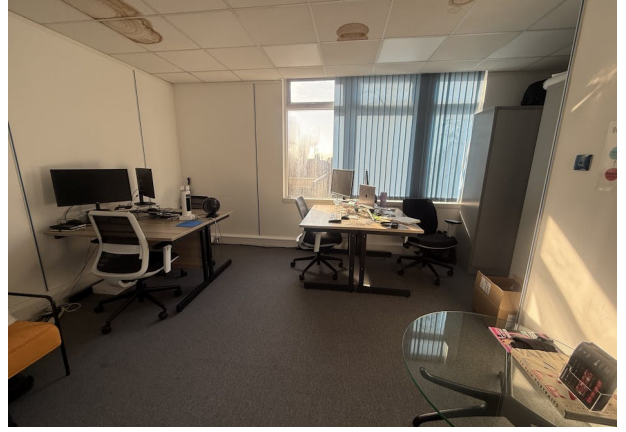


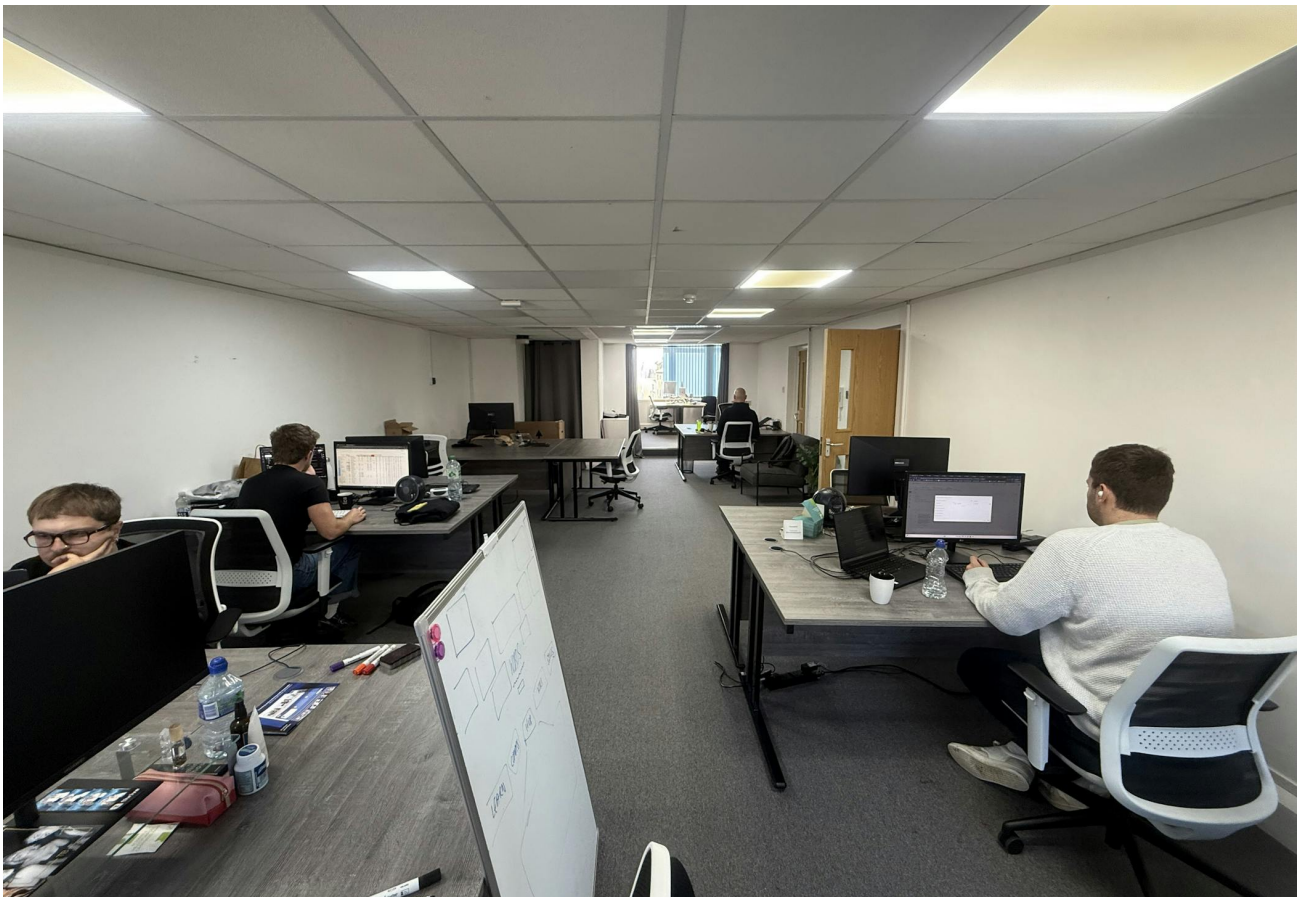
Viewing & Further Information



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







Energy performance certificate (EPC)

Intergen House
65-67 Western Road
HOVE
BN3 2JQ

Energy rating

B

Valid until:

16 April 2030

Certificate number:

2576-3014-0003-0500-5791

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

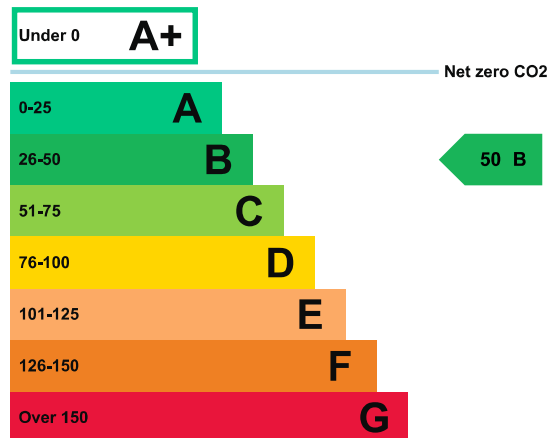
1,784 square metres

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 B.



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

23 A

If typical of the existing stock

66 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	43.34
Primary energy use (kWh/m ² per year)	256

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0550-0540-7032-6194-7002\)](/energy-certificate/0550-0540-7032-6194-7002).

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	Mr Anthony Light
Telephone	0845 021 2233
Email	anthony@brightenergyreports.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001259
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Bright Energy Reports
Employer address	PO BOX 218, Eastbourne, BN24 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 April 2020
Date of certificate	17 April 2020

2nd Floor Intergen House

Approximately 1900 ft² total

