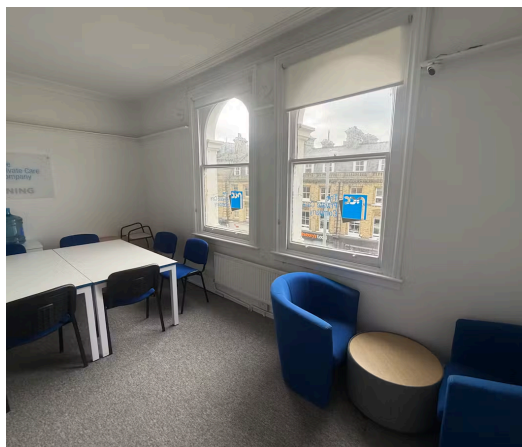
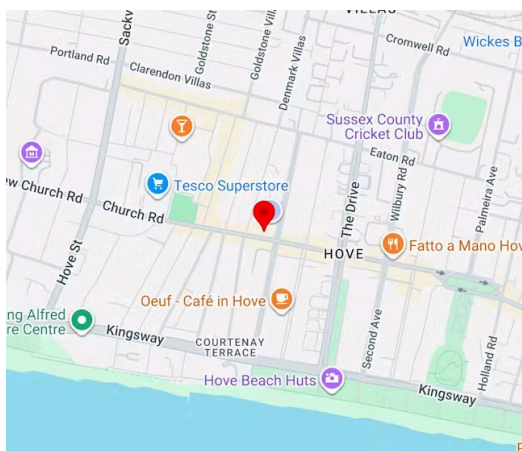




115 Church Road, Hove, BN3 2AF

Office To Let | £17,500 per annum exclusive of rates VAT & all other outgoings
| 866 sq ft

2nd & 3rd OFFICES AVAILABLE TO LET IN CENTRAL HOVE LOCATION.



Description

2nd & 3rd Floor offices accessed via a communal staircase which is approached from Church Road, Hove. The offices are arranged as 2 floors in addition to having their own Kitchen & WC facilities.

Location

The property is situated in an excellent location on the northern side of Church Road, Hove between Norton Road & Hova Villas. Located nearby is Hove Town Hall as well as an array of great occupiers including Carne, Fourth and Church, Real Patisserie, Gail's Bakery & Bagelman.

Accommodation

Name	sq ft	sq m
2nd	458	42.55
3rd	408	37.90
Total	866	80.45

Terms

Available by way of a new effective full repairing & insuring lease for a term of 5 years (lease outside the landlord & tenant act 1954). A rent deposit will be required of between 3 & 6 months rent subject to status of the incoming tenant.

Summary

- Rent: £17,500 per annum exclusive of rates VAT & all other outgoings
- Business rates: TBA
- Service charge: Further details upon request.
- Car parking charge: n/a
- VAT: Not applicable
- Legal fees: Incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.
- EPC: D (97)
- Lease: New Lease
- Terms: 5 years

Further information

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

Contact & Viewings



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

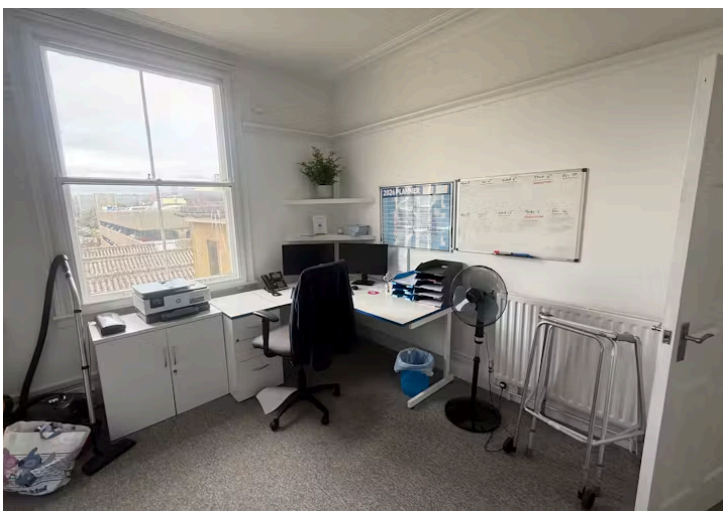
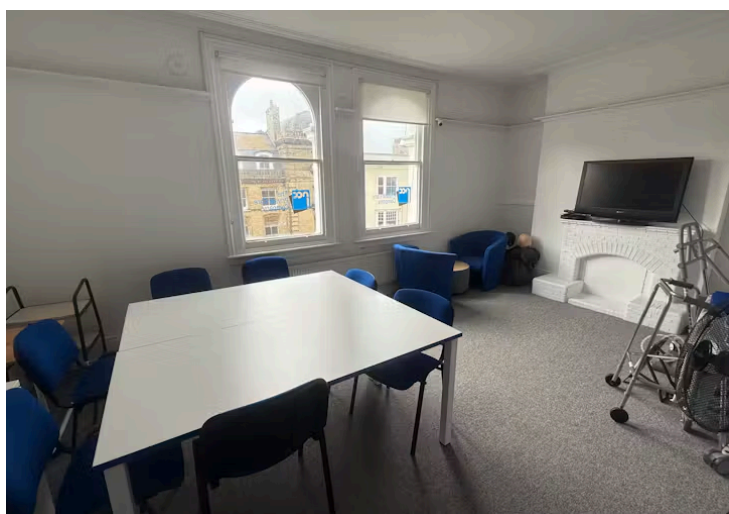
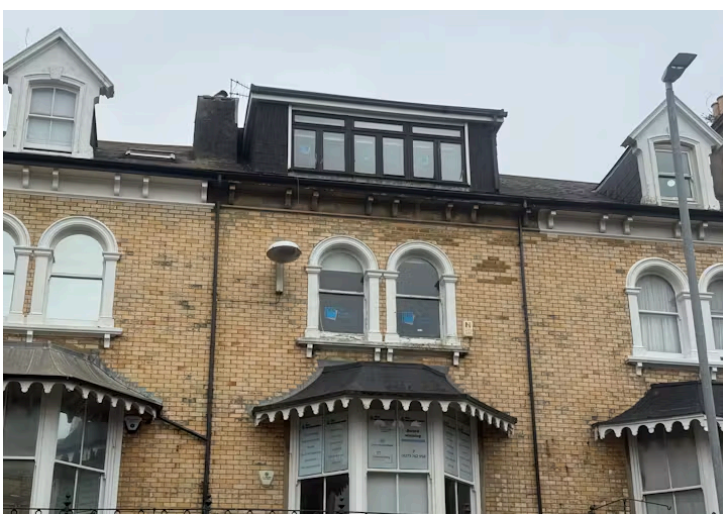
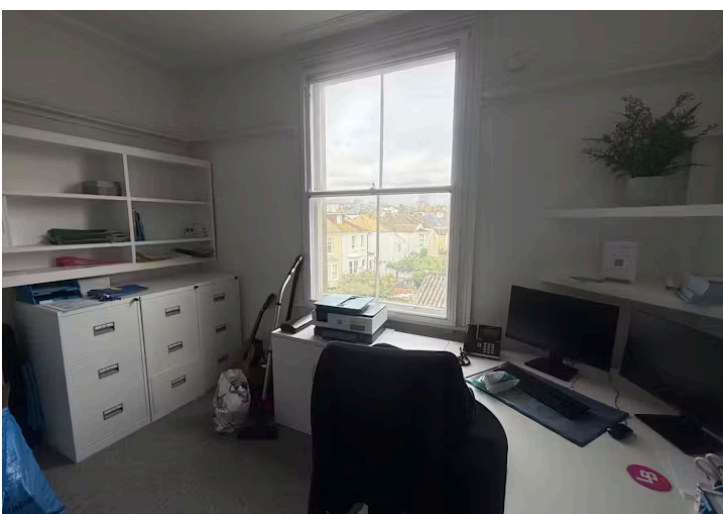


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Energy performance certificate (EPC)

115A CHURCH ROAD HOVE BN3 2AF	Energy rating D	Valid until: 30 March 2031
		Certificate number: 1043-5196- 6052-2402- 7194

Property type	B1 Offices and Workshop businesses
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Total floor area	53 square metres
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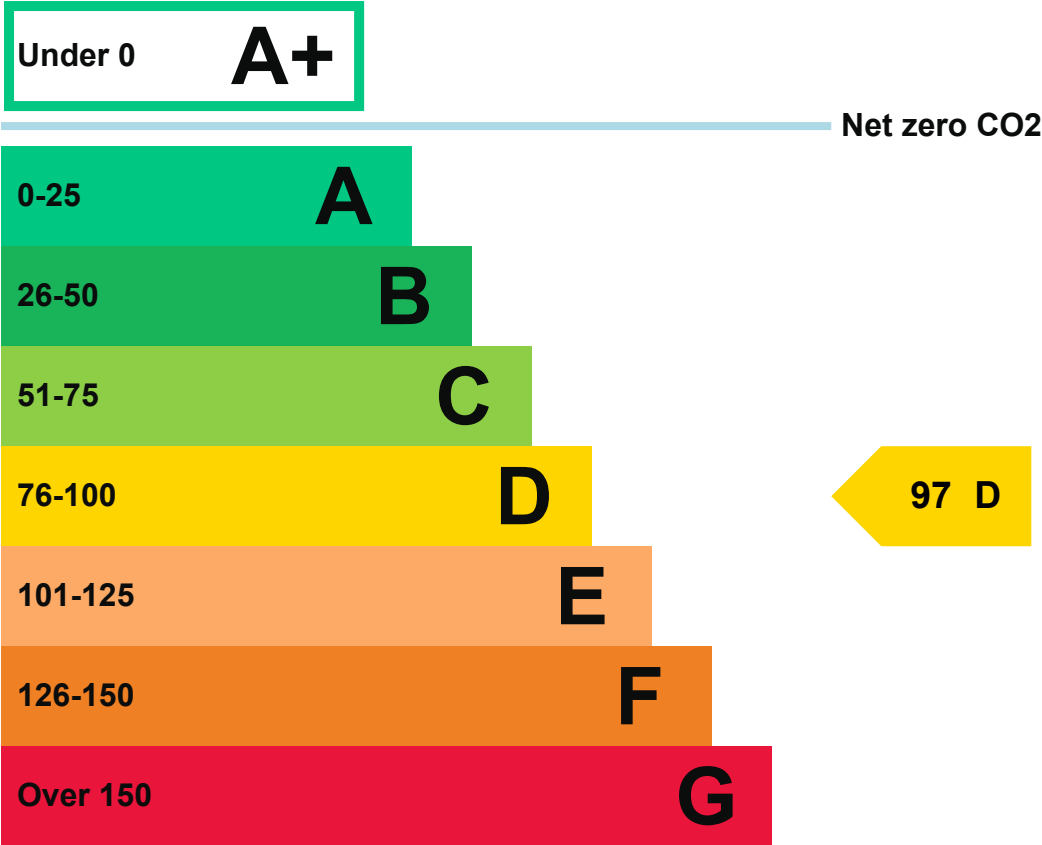
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is D.



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	26 B
If typical of the existing stock	76 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 (kgCO₂/m² per year)	70.85
Primary energy use (kWh/m² per year)	415

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4550-3496-2959-7889-8525\)](/energy-certificate/4550-3496-2959-7889-8525).

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	Chris Proctor
Telephone	0800 170 1201
Email	admin@easyepc.org

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/010486
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 March 2021
Date of certificate	31 March 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

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