



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:

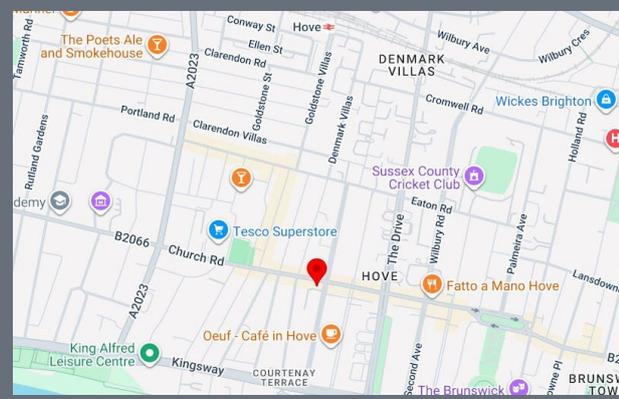
| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| 1st - Office | 989          | 91.88         |
| 2nd - Office | 935          | 86.86         |
| 3rd - Office | 730          | 67.82         |
| <b>Total</b> | <b>2,654</b> | <b>246.56</b> |

## 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

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### Eightfold Property

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# Energy performance certificate (EPC)

|   |               |  |
|---|---------------|--|
| 1ST FLOOR - 3RD FLOOR<br>70-72 CHURCH ROAD<br>HOVE<br>BN3 2FP | Energy rating | Valid until: 31 January 2031                 |
|   | <b>E</b>      | Certificate number: 2494-3779-2298-3506-8221 |

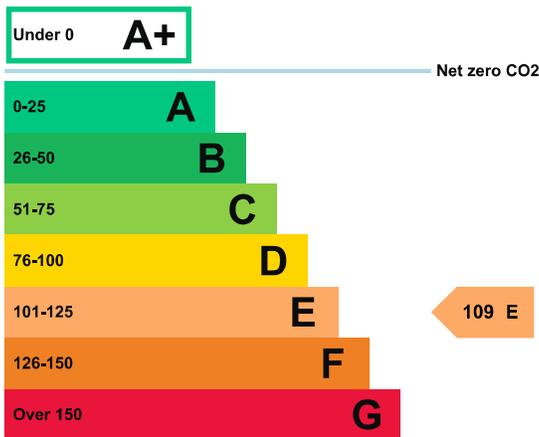
|                  |                    |
|------------------|--------------------|
| Property type    | Residential spaces |
| Total floor area | 325 square metres  |

## 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                   | <b>29 B</b> |
| If typical of the existing stock | <b>85 D</b> |

## 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                             |

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## 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).

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## 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   |

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