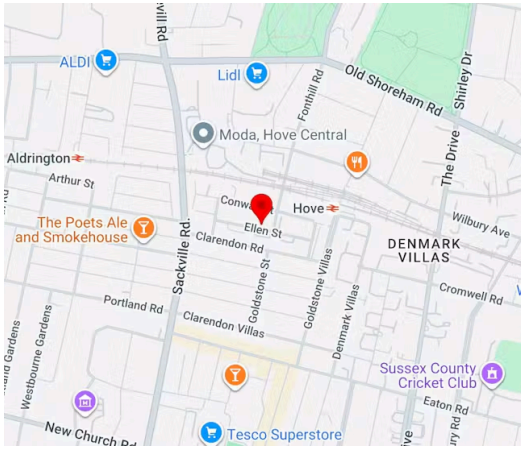


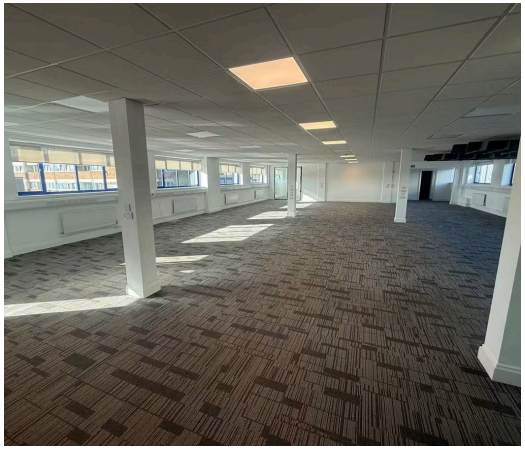
The Agora, Ellen Street, Hove, BN3 3LN

Office To Let | £55,426 - £110,852 per annum Exclusive of rates, VAT and all other outgoings. | 2,996 to 5,992 sq ft

FULLY FITTED FIRST FLOOR OFFICE SUITE AVAILABLE COMPRISING 5,992 SQUARE FT.

eightfold.agency







Description

The suite has recently undergone a comprehensive refurbishment by the outgoing tenant. It has been thoughtfully laid out to provide high-quality, predominantly open-plan office space, finished to a high specification throughout. The accommodation features suspended ceilings with recessed LED lighting, a range of meeting rooms of varying sizes together with a boardroom, and a combination of informal breakout and collaborative areas. Further amenities include separate male and female WCs, perimeter trunking, a door entry system, central heating, a fully fitted kitchen with integrated appliances, a passenger lift, window blinds and 8 on-site car parking.

Location

This property is located on Ellen Street, just West of Goldstone Villas and a circa 3-5 minute walk from Hove Railway Station. Nearby occupiers include, Small Batch Coffee, Goldstone Organic, The Station Pub, Tesco Express, Snap Fitness, Bayon Bakery and Seagull Fish and Chips. George Street, Hove's prime retail location is also approximately a 10 minute walk to the south where operators such as Boots, Costa, Gails & Clarks can be found.

Accommodation

Name	sq ft	sq m	Rent
1st	5,992	556.68	£110,852 /annum
Total	**5,992**	**556.68**	

Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed.

Summary

- Rent: £55,426 - £110,852 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: £39,960 per annum based on the 2026 valuation.
- Rateable value: £92,500
- Service charge: £2.87 per sq ft for the year ending 2026. Subject to change
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: B (47)
- 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



Alex Gardner
01273 672999 | 07511 017289
alex@eightfold.agency

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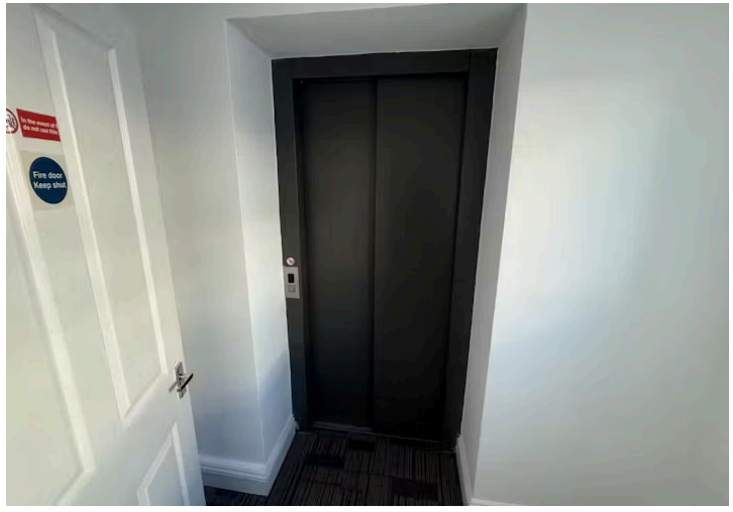











Fire door
Keep shut



Energy performance certificate (EPC)

First Floor Offices The Agora Ellen Street HOVE BN3 3LS	Energy rating **B**	Valid until:	**4 June 2035**
		Certificate number:	**9788-2147-3705-0012-4136**

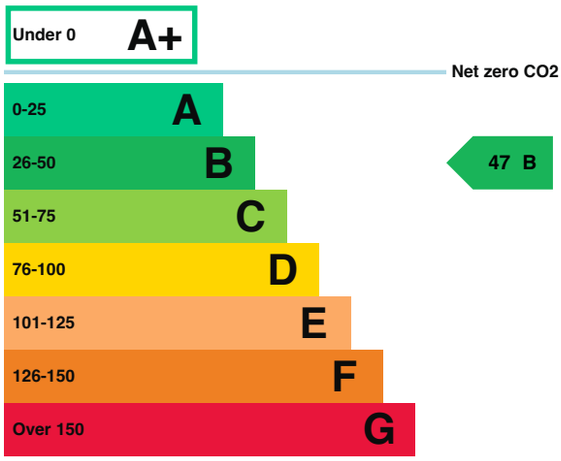
Property type	Offices and Workshop Businesses
Total floor area	715 square metres

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	**0 A**
If typical of the existing stock	**81 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)	10.74
Primary energy use (kWh/m2 per year)	87

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3126-2924-3831-3792-9124).

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	Richard Quantrill
Telephone	07740177672
Email	richard.quantrill@nscco.co.uk

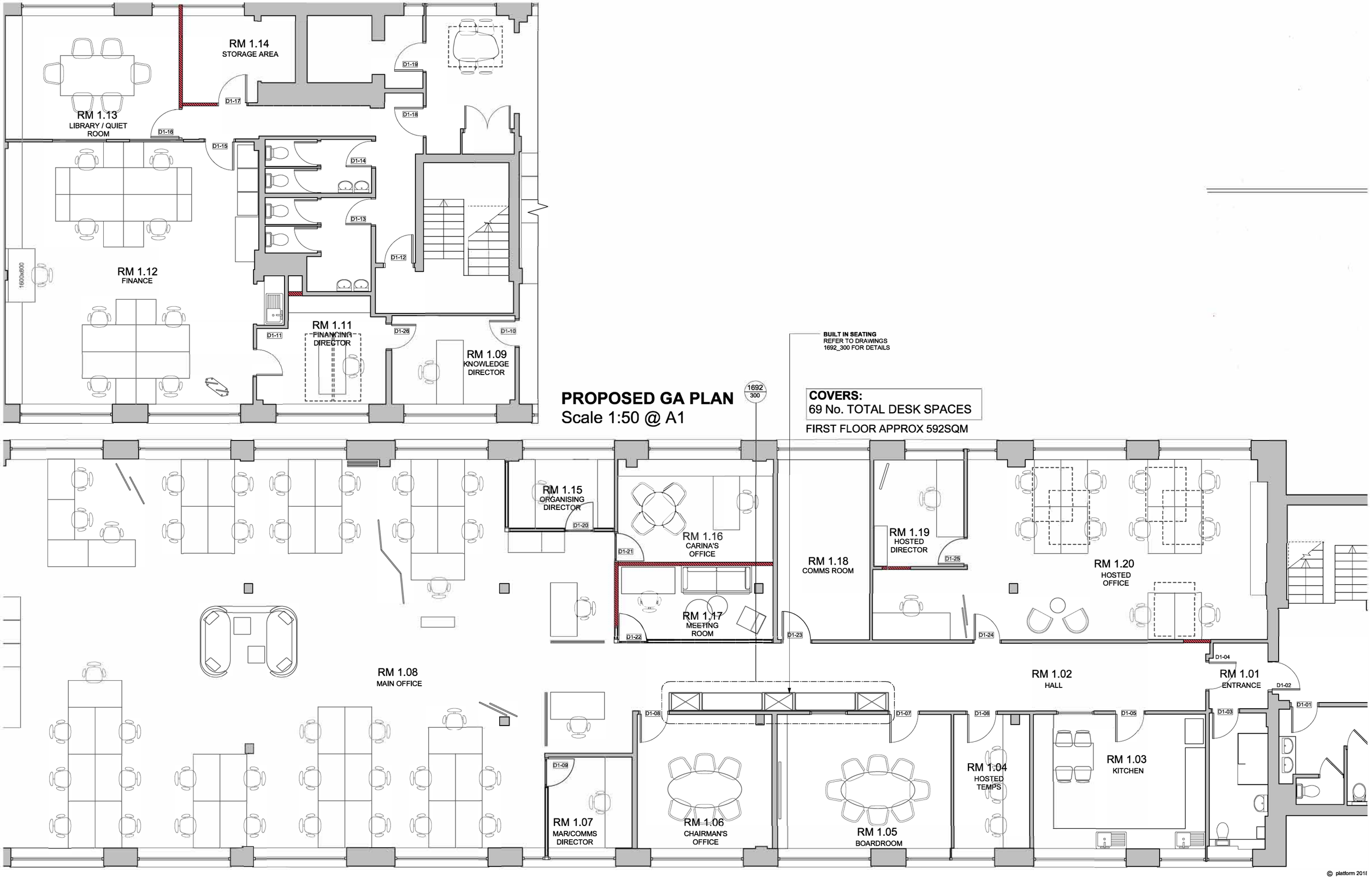
Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008161
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NSC Surveys
Employer address	Bluesky Business Centre, 25 Cecil Pashley Way, Shoreham-by-Sea, BN43 5FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 February 2025
Date of certificate	5 June 2025



PROPOSED GA PLAN
Scale 1:50 @ A1

BUILT IN SEATING
REFER TO DRAWINGS
1692_300 FOR DETAILS

COVERS:
69 No. TOTAL DESK SPACES

FIRST FLOOR APPROX 592SQM

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