



Third Floor, 27 Palmeira Mansions

Church Road, Hove, BN3 2FA

To Let: Furnished Office Suite Overlooking Palmeira Square Gardens

589 sq ft
(54.72 sq m)

- Office Suite Within a Characterful Grade II Listed Building
- Prominent Position Overlooking Palmeira Square Gardens
- Air Conditioning and CAT6e Networking
- Available Furnished and Ready for Immediate Occupation

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Summary

Available Size	589 sq ft
Rent	£25,000 per annum inclusive of rent and service charge.
Rateable Value	£8,000 Subject to the incoming occupier meeting the relevant eligibility criteria, the property may qualify for 100% Small Business Rates Relief, resulting in no business rates being payable.
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)

Description

The Third Floor of 27 Palmeira Mansions is situated within an attractive Grade II listed period building, overlooking Palmeira Square Gardens.

The office provides an appealing working environment, combining the character of a period Hove building with a modern specification. Features include air conditioning, CAT6e networking, digital access fobs and CCTV, alongside private kitchen facilities and access to communal WC and shower facilities. The tenant will also have access to a communal courtyard.

The accommodation is offered furnished and ready for immediate occupation, providing a convenient solution for businesses seeking a well-equipped workspace without the cost and disruption of an initial fit-out. The suite would be particularly well suited to professional businesses seeking office accommodation in an established commercial location in Hove.

Location

The office suite occupies a prominent position on the northern side of Church Road, overlooking Palmeira Square Gardens in central Hove.

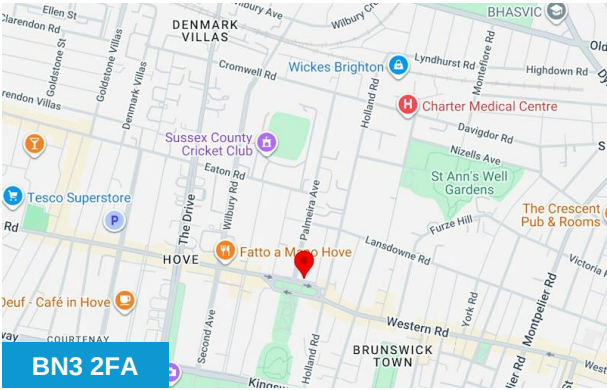
Church Road is one of Hove's main commercial thoroughfares, offering a wide range of shops, cafés, restaurants and other local amenities. Nearby operators include Fatto a Mano and Reformer Pilates, Hove Dental Clinic, Tesco and Starbucks. The variety of businesses and amenities in the surrounding area makes the location convenient for both staff and visiting clients.

Western Road is within a short walking distance, offering further retail and leisure facilities, while Hove seafront is also close by. Regular bus services operate along Church Road, providing convenient connections across Brighton and Hove, and Hove railway station is a short walk away, offering rail services to Brighton, London and other destinations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - Office	589	54.72
Total	589	54.72



Viewing & Further Information



Oliver Graves
01273 701070 | 07435 099764
oli@gravesjenkins.com

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

A new lease is available on flexible terms to be agreed at a guide rent of £25,000 per annum, inclusive of rent and service charge.

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.





Energy performance certificate (EPC)

27 Palmeira Mansions
Church Road
HOVE
BN3 2FA

Energy rating

C

Valid until:

2 May 2029

Certificate number:

0050-7910-0311-3210-7020

Property type

B1 Offices and Workshop businesses

Total floor area

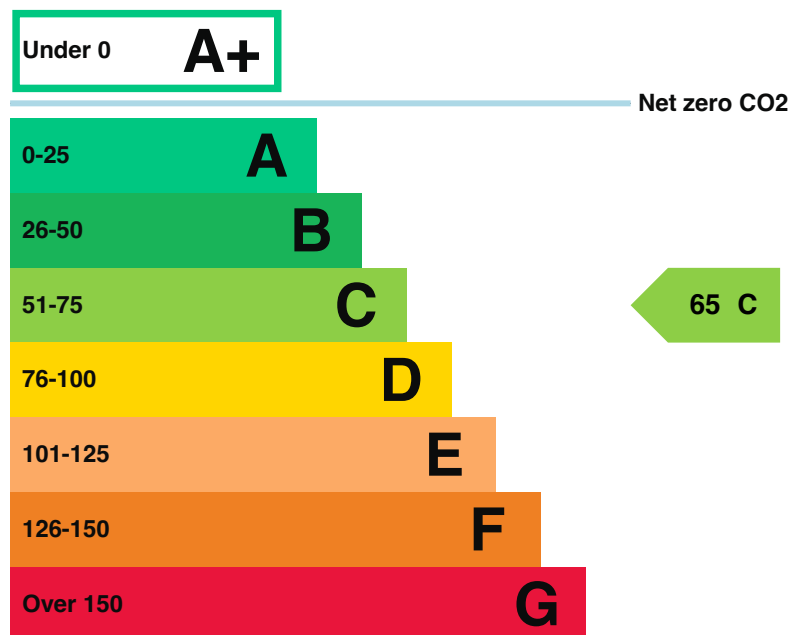
457 square metres

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 C.



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

31 B

If typical of the existing stock

91 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 (kgCO ₂ /m ² per year)	41.6
Primary energy use (kWh/m ² per year)	242

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9732-4015-0111-0700-2001\)](/energy-certificate/9732-4015-0111-0700-2001).

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	Timothy Hill
Telephone	07513474760
Email	timothydavidhill@live.com

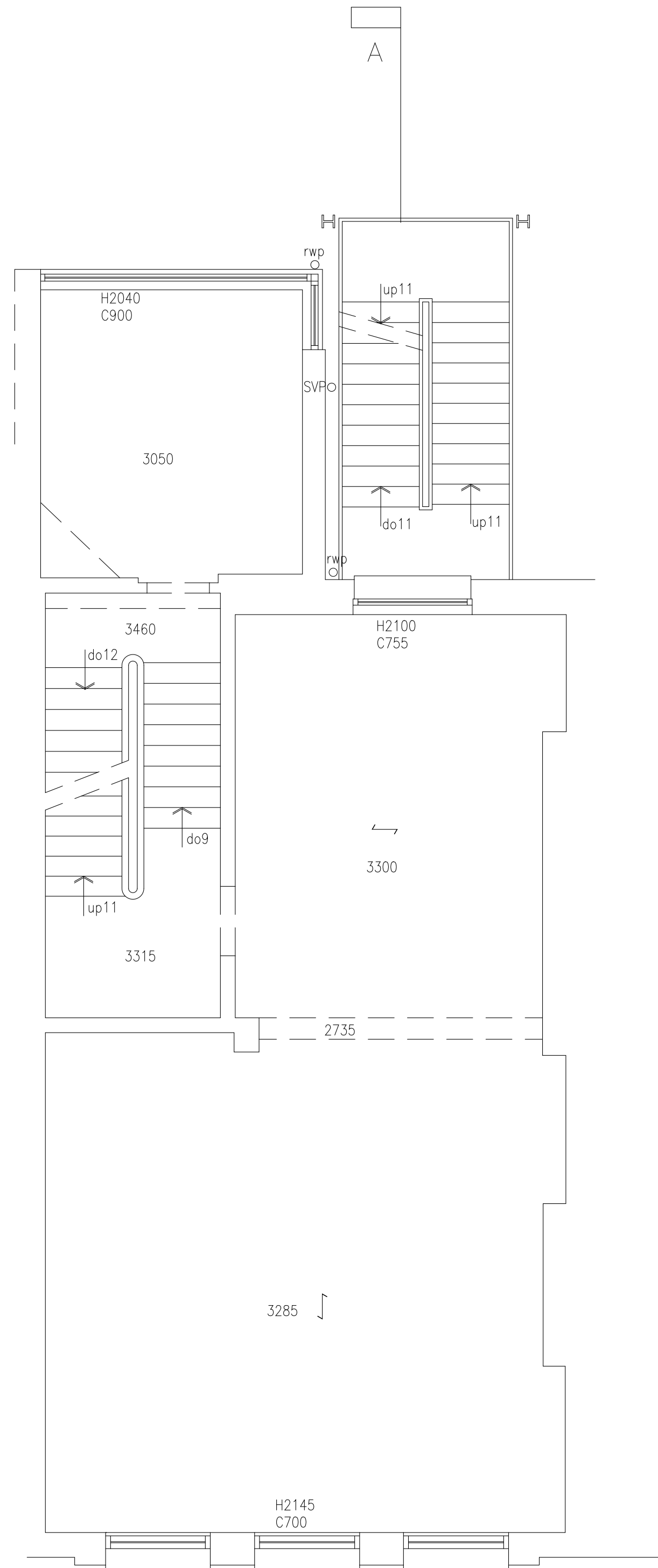
Contacting the accreditation scheme

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

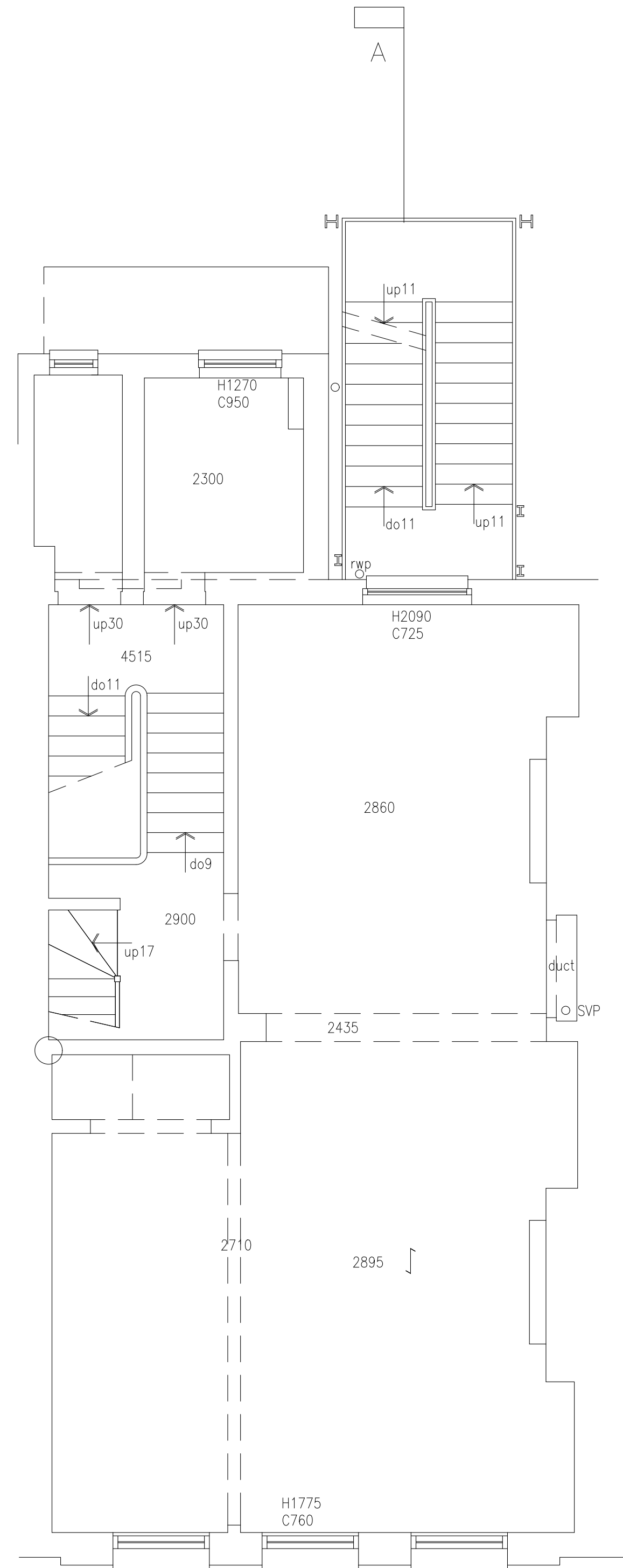
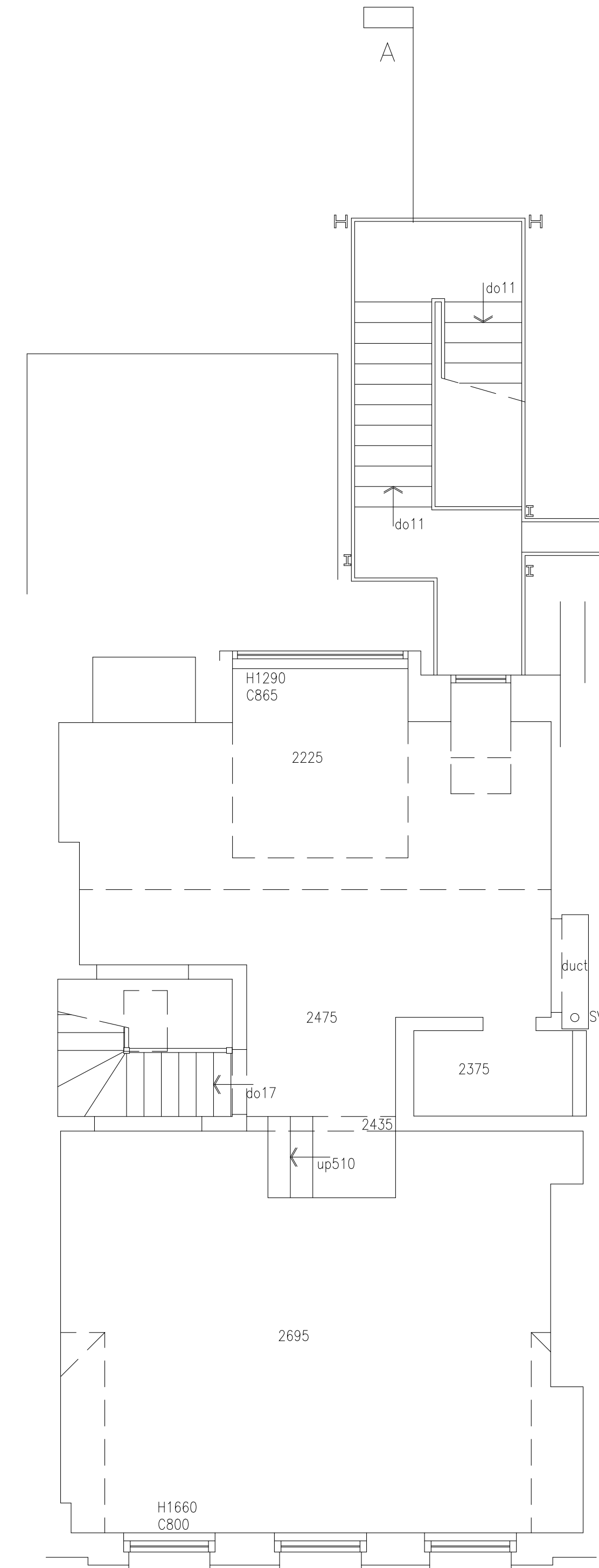
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023202
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

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	2 May 2019
Date of certificate	3 May 2019



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JOB NO.	DRAWING NO.	REVISION
*	02	A