



Rochester House, Office 3

48 Rochester Gardens, First Floor, Hove, BN3 3AW

To Let: Modern First-Floor Office Suite in Central Hove

186 sq ft
(17.28 sq m)

- Prime Hove location just off Church Road with excellent amenities nearby
- Modern office space with an open-plan layout and natural light
- Only a 12-minute walk from Hove Station with strong transport links
- Shared kitchenette and WC facilities on the same floor
- Available immediately on flexible temporary licence terms

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Summary

| | |
|----------------|---|
| Available Size | 186 sq ft |
| Rent | £550 per month inclusive of rent, electricity, heating, water, waste removal, repairs and maintenance, building insurance, service charges, and associated costs. |
| Business Rates | N/A |
| VAT | Not applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | D (85) |

Description

A unique opportunity to lease modern office space on the First Floor of Rochester House, a well-presented and professionally managed building in the heart of Hove. Located on Rochester Gardens, just off the vibrant Church Road, the property offers an ideal working environment with close proximity to a range of local amenities and excellent transport links.

The premises comprises a bright, open-plan workspace with a contemporary finish, complemented by access to a modern shared kitchenette and WC facilities.

Available for immediate occupation on a flexible temporary licence, this First-Floor suite is perfectly suited to a small business seeking a high-quality, well-connected base in central Hove.

Location

Rochester House occupies a prime position in the heart of Hove, just off the lively Church Road and within one of the area's most established professional and residential enclaves. This attractive and well-maintained property offers high-quality office accommodation within a peaceful yet highly convenient setting.

The building enjoys excellent access to local amenities including cafés, restaurants, banks, and independent retailers, all within walking distance. Hove Station is just 0.6 miles away (approximately 12 minutes on foot), offering direct rail services to London Victoria (approx. 80 minutes), Gatwick Airport (30 minutes), and frequent connections along the south coast including Brighton and Worthing.

Rochester Gardens also benefits from strong local transport links, with multiple bus routes serving the surrounding area and easy vehicular access to the A27 and A23 for regional and national connectivity.

Offering a blend of tranquillity, accessibility, and commercial vibrancy, Rochester House is an ideal base for businesses looking to establish themselves in one of Hove's most desirable and well-connected locations.

Accommodation

First Floor - Office 3 A separate, modern-fitted shared kitchenette and WC facilities are available. - Internal Width (Max): 13'5" - Internal Depth (Max): 15'4"

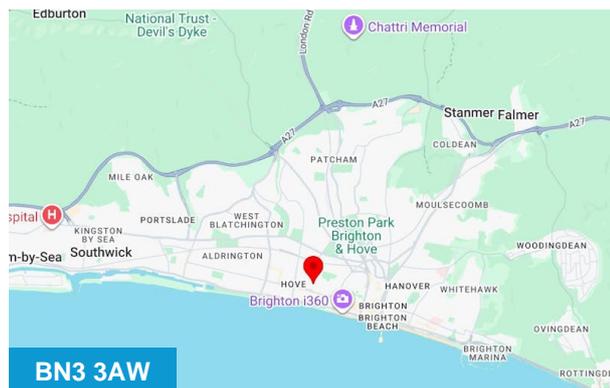
| Floor/Unit | Building Type | sq ft | sq m | Tenure |
|--------------|---------------|------------|--------------|--------|
| 1st | Office | 186 | 17.28 | To Let |
| Total | | 186 | 17.28 | |

Terms

Commencing Rent - £550 per calendar month, inclusive of rent, building insurance, service charges, internet, heating, lighting and associated costs, on a temporary license basis.

Viewing Arrangements

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



Viewing & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com





Energy performance certificate (EPC)

| | | |
|--|---------------|---|
| Rochester House 48 Rochester Gardens HOVE BN3 3AW | Energy rating | Valid until: 25 September 2035 |
| | D | Certificate number: 2135-3211-8952-2505-6221 |

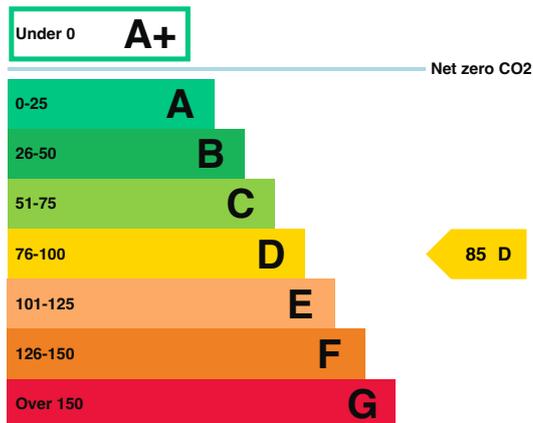
| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 276 square metres |

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 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 | 0 A |
| If typical of the existing stock | 83 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) | 18.28 |
| Primary energy use (kWh/m ² per year) | 147 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2615-8545-3922-5121-2202\)](/energy-certificate/2615-8545-3922-5121-2202).

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 | Becky Cheney |
| Telephone | 07967381384 |
| Email | beckycheney1@gmail.com |

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 | QUID207214 |
| Telephone | 01225 667 570 |
| Email | info@quidos.co.uk |

About this assessment

| | |
|------------------------|--|
| Employer | Energy Performance Projects Ltd |
| Employer address | Flat 2 Van Alen Building, 24-30 Marine Parade, Brighton, BN2 1WP |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 26 September 2025 |
| Date of certificate | 26 September 2025 |