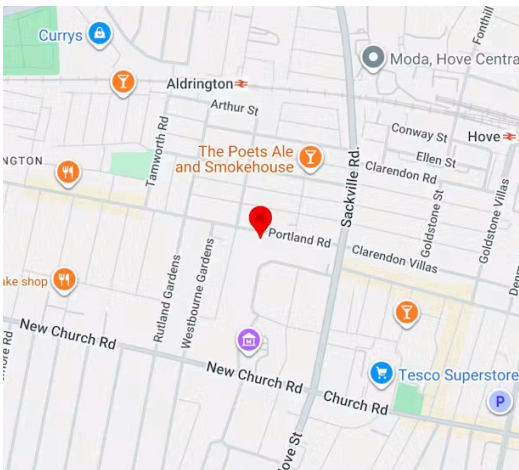




74-82 Portland Road, Hove, BN3 5DL

Warehouse To Let | £17,500 per annum Exclusive of rates, VAT and all other outgoings. | 1,370 sq ft

WAREHOUSE AND STORAGE PREMISES AVAILABLE TO LET IN GREAT HOVE LOCATION



Description

Comprising a predominantly open plan ware house space with a separate office on the eastern side of the unit

It is considered that the space could be suitable for storage or a workshop area. There is space at the front of the property for circa 2-3 vehicles for parking and unloading.

Location

This property is situated on the South side of Portland Road, just east of the junction intersecting Sackville Road. Nearby occupiers include, The Westbourne, Pit and Pal, KIN Pilates, Autopaints, Brass Monkeys Jewellery and Thomas Locksmiths.

Accommodation

Name	sq ft	sq m
Ground	1,370	127.28
Total	1,370	127.28

Terms

Available by way of new effective full repairing and insuring lease for a minimum term of 3 years.

Summary

- Rent: £17,500 per annum Exclusive of rates, VAT and all other outgoings.
- Business rates: The building is assessed as one for business rates & the landlord will invoice a fair proportion alongside the service charge. In the event that this changes the landlord will have the ability to allow the tenant to pay business rates direct to the council.
- Service charge: A service charge will be payable towards the upkeep of the building & a share of rates will also be factored in. The share for this unit will be 25%.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs. The landlord will produce documentation & deal direct with the tenant.
- EPC: D (93)
- Lease: New Lease
- Terms: 3 years

Further information

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

Contact & Viewings



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



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

All reasonable steps are taken by Eightfold Property to ensure that property details are correct. Property owners and Eightfold Property staff accept no liability to any acquirer or prospective acquirer in respect of these details. It may not always be possible for Eightfold Property to obtain or verify all details an acquirer may require. Items and fittings may not have been checked to be in working order. Prospective acquirers should make their own investigations via a solicitor or qualified property professional before finalising any agreement to purchase or lease. Plans are obtained via Edozo. Copyright and confidentiality Edozo. © Crown copyright and database rights 2026. OS AC0000829429. AML & KYC searches will need to be carried out on parties looking to take premises, where required searches will be shared at a cost of £50 plus VAT per person. Where applicable, require more than 5



Energy performance certificate (EPC)

Front Right Unit 74-82 Portland Road HOVE BN3 5DL	Energy rating D	Valid until: 5 April 2033
		Certificate number: 1245-9690- 6923-8253- 4544

Property type	Storage or Distribution
Total floor area	148 square metres

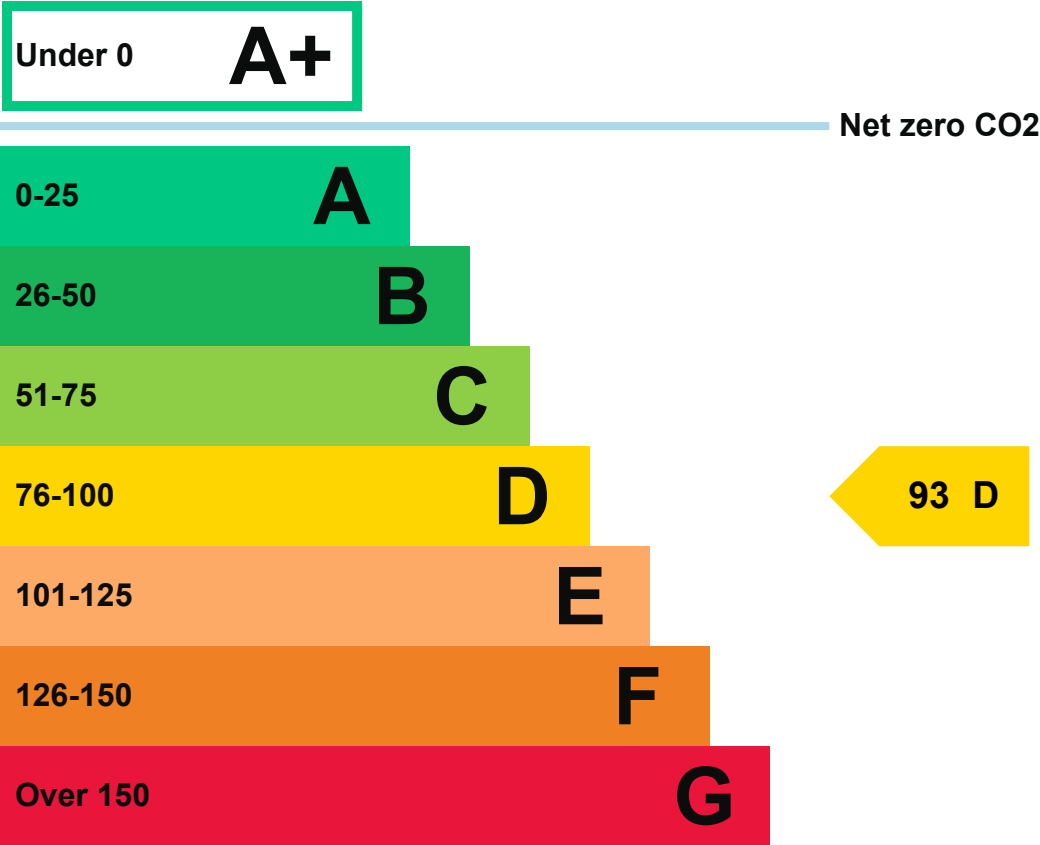
Rules on letting this property

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	10.8
Primary energy use (kWh/m² per year)	115

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7678-8383-2919-5283-2979\)](/energy-certificate/7678-8383-2919-5283-2979).

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	Guy Smith
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/010570
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	8 February 2023
Date of certificate	6 April 2023

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

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