



Sussex County Cricket Club

The Martlet Offices, Unit 4, Hove, BN3 3AN

To Let: Contemporary Office with Dedicated Parking in Sussex County Cricket Club

678 sq ft
(62.99 sq m)

- Rent is inclusive of electricity, heating, water, waste removal, maintenance, building insurance, and service charges.
- Prestigious location within the Sussex County Cricket Club
- Two dedicated parking spaces
- Modern office facilities

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Summary

Available Size	678 sq ft
Rent	£25,000 per annum inclusive of electricity, heating, water, waste removal, maintenance, building insurance, and service charges.
Rateable Value	£24,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Join a dynamic and professional business community within a unique sporting environment, home to the Sussex Sharks.

The Martlet offices offer modern, high-quality workspace in a distinctive setting, providing an inspiring and vibrant location for businesses looking to thrive.

Amenities:

- . Two allocated on-site parking spaces.
- . Visitor parking available, with specific arrangements required on match days.
- . White UPVC double-glazed doors and windows for insulation and efficiency.
- . Fully insulated units for year-round comfort.
- . Factory-fitted with lighting, power, and heating.
- . Air conditioning units installed.
- . Carpeted throughout, with a decorated finish to walls and ceilings.
- . Modern fitted kitchen units.
- . WC with wash hand basin.
- . Telecoms and data connections will be the responsibility of the incoming tenant.

Location

Situated within the prestigious Sussex County Cricket Club, Unit 4 at The Martlet Offices offers a unique workspace in an environment rich with sporting heritage. Sussex County Cricket Club has been a landmark at Eaton Road since 1872, and today, the grounds provide a blend of professional and lifestyle amenities that make this location highly desirable for office users.

The wider grounds feature a fully equipped gymnasium, a modern fitness centre, a dedicated physiotherapy clinic, an indoor cricket school, and the newly developed Tate Residences and Offices, which sit above the extensively refurbished 'The Sussex Cricketer' pub. A variety of office spaces, meeting rooms, and seminar facilities cater to businesses seeking a professional yet dynamic setting. Parking is available on-site for clients and visitors, with the exception of match days.

Ideally located in the heart of Hove, The Martlet Offices offer easy access via the main entrance on Eaton Road, just a short walk from the vibrant commercial district of Church Road. Excellent transport links further enhance the location, with Hove station less than half a mile away, providing convenient connections to Brighton and beyond.

Accommodation

The established offices offer modern ground floor accommodation within a unique setting overlooking the County Cricket Ground. Total Accommodation: 678 sq ft (63 m2) All quoted gross internal areas exclude WC.

Floor/Unit	sq ft	sq m
Ground	678	62.99
Total	678	62.99

Specification

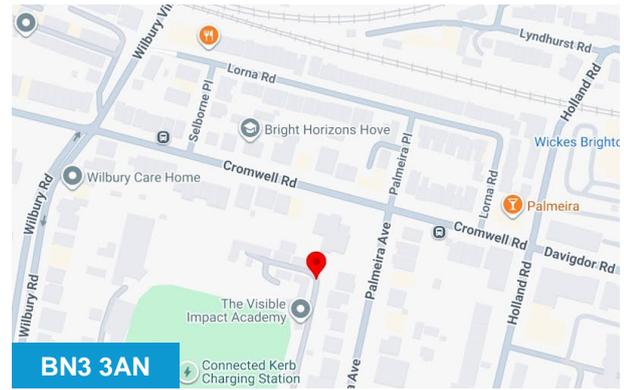
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Anti-Money Laundering

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.



Viewing & Further Information



Oliver Graves

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UNIT 4 & 5



ELEVATION A



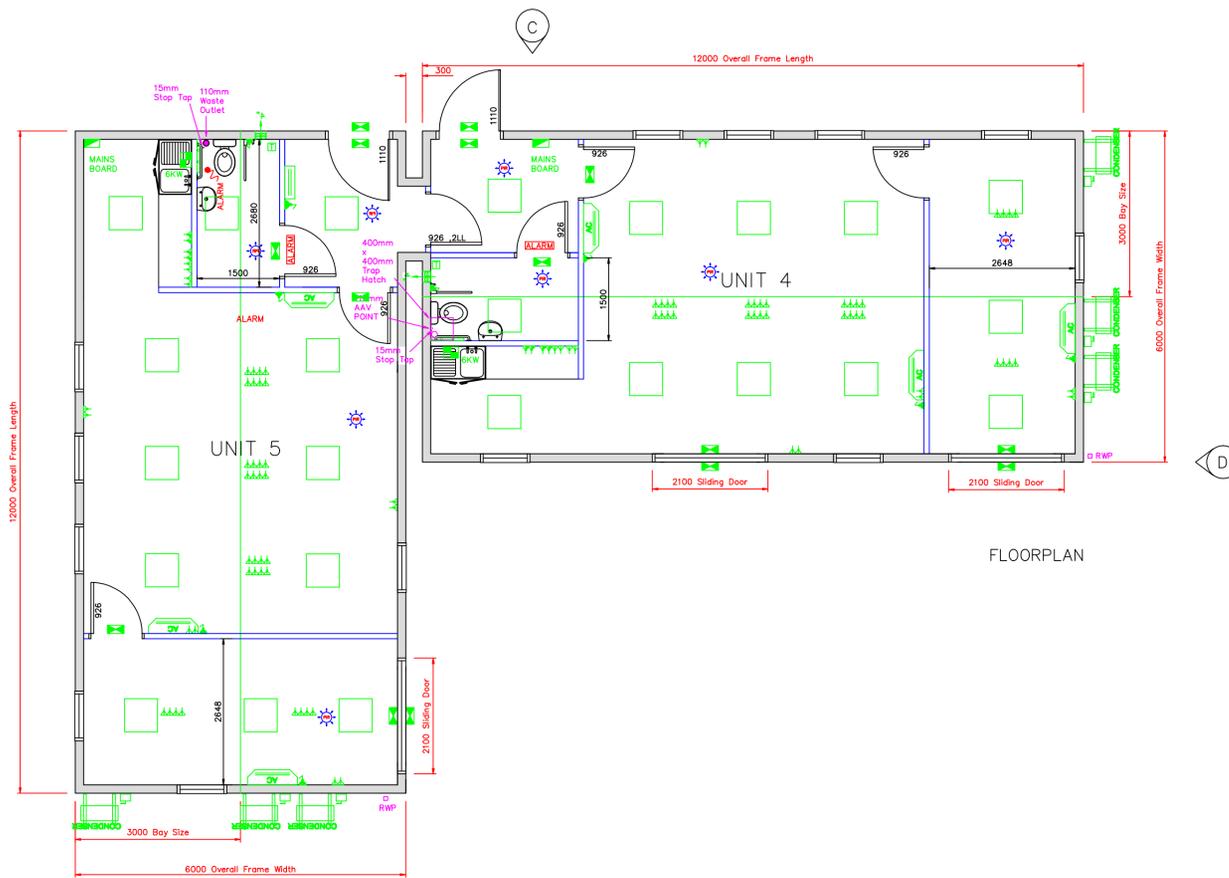
ELEVATION C



ELEVATION B



ELEVATION D



FLOORPLAN

FLOORPLAN

ELECTRICAL LEGEND

	DISTRIBUTION BOARD
	SUB - CONSUMER UNIT
	ISOLATOR
	DOUBLE SWITCHED SOCKET FITTED @ 450mm AFFL
	DOUBLE SWITCHED SOCKET FITTED @ 1100mm AFFL
	SINGLE SWITCHED SOCKET FITTED @ 450mm AFFL
	SINGLE SWITCHED SOCKET FITTED @ 1100mm AFFL
	SWITCHED SPUR
	NON-SWITCHED SPUR
	DATA OUTLET
	TELEPHONE OUTLET
	FLUORESCENT LIGHT - (SIZE STATED)
	FLUORESCENT LIGHT - C/W DIFFUSER
	EMERGENCY VERSION OF ABOVE
	FLUORESCENT LIGHT - VAPOUR PROOF
	FLUORESCENT LIGHT - CATEGORY 2
	BATTEN LIGHT FITTING
	EMERGENCY LUMINAIRE TO B.S. 5266 PT 1 1000
	C/W EXTT / RUNNING MAN SIGNS TO B.S. 5408 PT 1 1000
	EMERGENCY LUMINAIRE C/W PIR
	INTERNAL BULKHEAD LIGHT
	EXTERNAL BULKHEAD LIGHT
	SWITCH FITTED @ 1000mm AFFL
	KEY SWITCH
	PULL CORD
	CONVECTOR HEATER
	HIGH LEVEL FAN HEATER
	TUBULAR FROST HEATER (SIZE STATED)
	FROSTWATCHER HEATER (SIZE STATED)
	THERMOSTAT
	OVERSINK WATER HEATER
	UNDERSINK WATER HEATER
	CEILING MOUNTED EXTRACTOR
	WALL MOUNTED EXTRACTOR FAN

FIRE ALARM KEY

	HEAT DETECTOR
	SMOKE DETECTOR
	SOUNDER
	MANUAL CALL POINT
	FIRE ALARM PANEL

REV	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

TITLE
PROPOSED LAYOUT & ELEVATIONS

CLIENT
SUSSEX COUNTY CRICKET CLUB

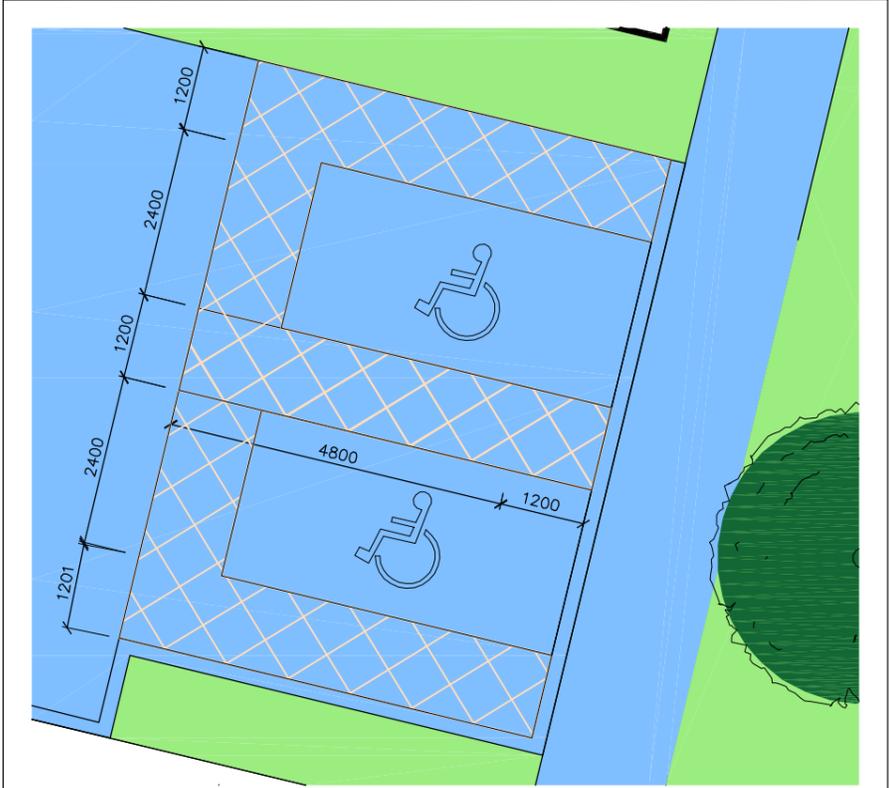
SCALE
1:125 @ A3
DRAWN BY
G.R.
DATE
01-10-15
PROJECT NO.
15/16718-01
UNIT 4&5 REVD



Key to Surfacing and Planting

-  Existing PC Paving slab
-  Tarmac Roads and Footpaths
-  Seeded Grass
-  Decking
-  Prunus Kursar 12L Pot 150-200cm height

NB All Seeding and Planting by SCCC specialist gardening/maintenance team



Disabled Parking Setting Out Plan @ 1:100



Note:
Do not scale this drawing.
All levels and dimensions are to be checked on site.
This drawing is to be read in conjunction with all relevant consultants' requirements, drawings and specifications.
Any discrepancies between consultants' drawings to be reported to the Contract Administrator before any relevant work commences.

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Notes

PLANNING	Sussex County Cricket Club North End Units						
	Site Layout (Planning Conditions)						
Scale	1:500 @ A3	Job No	4367	Drawn	AD-68	Checked	C ^{BV}

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