



## Spitfire House

141 Davigdor Road, Hove, BN3 1RE

**MODERN OFFICE BLOCK  
WITH SUBSTANTIAL  
PARKING TO LET IN WHOLE  
OR PART**

**4,391 to 14,954 sq ft**  
(407.94 to 1,389.27 sq m)

- SUPERB LOCATION
- IMPRESSIVE VIEWS
- AVAILABLE NOVEMBER 2023
- PASSENGER LIFT
- SUBSTANTIAL PARKING

# Spitfire House, 141 Davingdor Road, Hove, BN3 1RE

## Summary

<b>Available Size</b>	4,391 to 14,954 sq ft
<b>Rent</b>	£100,000 - £340,000 per annum All rents exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£152,195 per annum Based on the 2023 valuation
<b>Rateable Value</b>	£305,000
<b>Car Parking</b>	55 car parking spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (74)

## Description

The property comprises a modern, detached, office block over three floors with lift and ample parking.

Suspended ceilings and double glazed windows throughout.

Each floor provides male and female toilets.

## Location

Spitfire House is located on Davingdor Road, just north of Hove County Cricket Ground and St Ann's Well Gardens. Hove Railway Station is a short walk to the west, providing services to Brighton, London and the South West. Nearby occupiers include Wickes, Carpet Right and various local bars and pubs.

## Accommodation

The accommodation comprises the following areas:

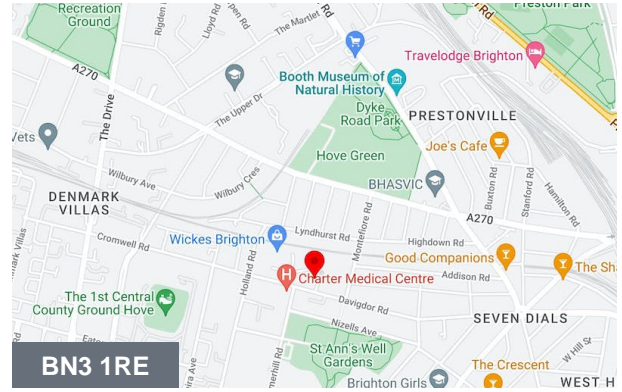
Name	sq ft	sq m	Rent	Availability
Ground	4,391	407.94	£100,000 per annum	Available
1st	5,267	489.32	£120,000 per annum	Available
2nd	5,296	492.01	£120,000 per annum	Available
<b>Total</b>	<b>14,954</b>	<b>1,389.27</b>		

## Terms

Available by way of a new effective full repairing and insuring lease on terms to be agreed for the whole property. The Landlord is also open to letting on an individual floor basis on effective full repairing and insuring terms.

## VAT

We understand the building is currently elected for VAT at this time.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877  
james@eightfold.agency



### Jack Bree

01273 109121  
jack@eightfold.agency







# Energy performance certificate (EPC)

141 Davigdor Road HOVE BN3 1RE	Energy rating <b>C</b>	Valid until: <b>13 February 2024</b>
		Certificate number: <b>0095-9821-0130-2400-4403</b>

Property type	B1 Offices and Workshop businesses
Total floor area	2,476 square metres

## Rules on letting this property

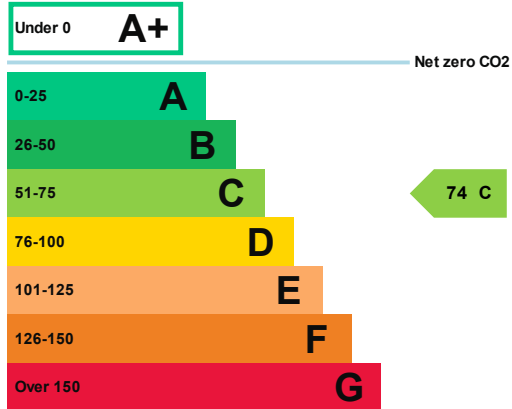
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current 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

27 B

If typical of the existing stock

73 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	35.33

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0920-4940-0404-1210-8054\)](/energy-certificate/0920-4940-0404-1210-8054).

## 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	Simon Beeching
Telephone	07740 405 603
Email	<a href="mailto:simon.beeching2@btinternet.com">simon.beeching2@btinternet.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	BRE
Assessor's ID	BREC400472
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Stiles Harold Williams
Employer address	One Jubilee Street, Brighton, BN1 1GE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 February 2014
Date of certificate	14 February 2014

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