

## 4th Floor Front Office, 27 Palmeira Mansions

Church Road, Hove, BN3 2FA

### IMPRESSIVE PERIOD OFFICES TO LET IN CENTRAL HOVE- INCENTIVES AVAILABLE

**585 sq ft**  
(54.35 sq m)

- RENT- £19,000 PAX
- VIEWS OVER PALMEIRA SQUARE TO SEAFRONT
- DESIRABLE LOCATION
- HIGH QUALITY SPACE
- KITCHEN
- SHOWER FACILITIES
- COMMUNAL OUTSIDE SPACE
- INCENTIVES AVAILABLE

# 4th Floor Front Office, 27 Palmeira Mansions, Church Road, Hove, BN3 2FA

## Summary

<b>Available Size</b>	585 sq ft
<b>Rent</b>	£19,000.00 per annum exclusive of rates, VAT & all other outgoings
<b>Rates Payable</b>	£910.67 per annum Based on the 2023 valuation. Subject to status the property may qualify for a small business rate relief discount at 100%
<b>Rateable Value</b>	£1,825
<b>Service Charge</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal fees.
<b>EPC Rating</b>	C (65)

## Description

Impressive office located on the 4th floor of this outstanding Grade II listed building with superb views. Accessed via shared lobby to a feature staircase that leads to the office. The space throughout has been fitted to a very high standard & features include digital access fobs throughout the building, cat 6E internal networking, availability of 1Gbps lease line available instantly with dsl backup (separate charge), communal rear courtyard, CCTV throughout property, air conditioning, own kitchen, LED lighting throughout, ip video intercom/ messaging service.

## Location

The property is located in this outstanding building on the northern side of Palmeira Square in Hove overlooking The Square & The Floral Clock. Church Road Hove is to the west where a number of Restaurants, Bars & Shops are located, whilst Western Road is to the East leading towards Brighton City Centre. Nearby occupiers include Tesco, Sainsbury's, Nostos, Grubbs, Canhams & Bison Beer.

## Accommodation

The accommodation comprises of the following

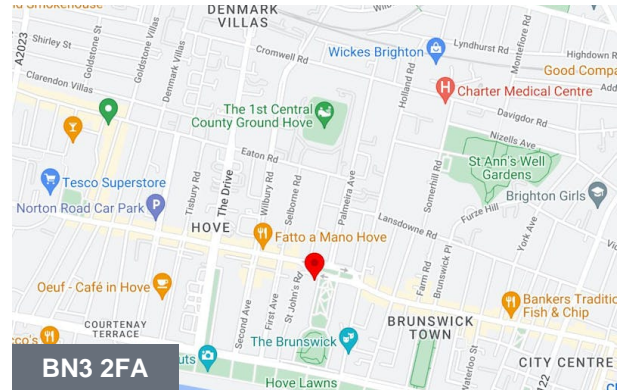
Name	sq ft	sq m
4th	585	54.35
<b>Total</b>	<b>585</b>	<b>54.35</b>

## Specification

Kitchen  
Communal WC & shower facilities  
Shared rear courtyard

## Terms

Available by way of a new internal repairing & insuring lease for a minimum term of 3 years, subject to a service charge of the common parts.



## 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)

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.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf)).

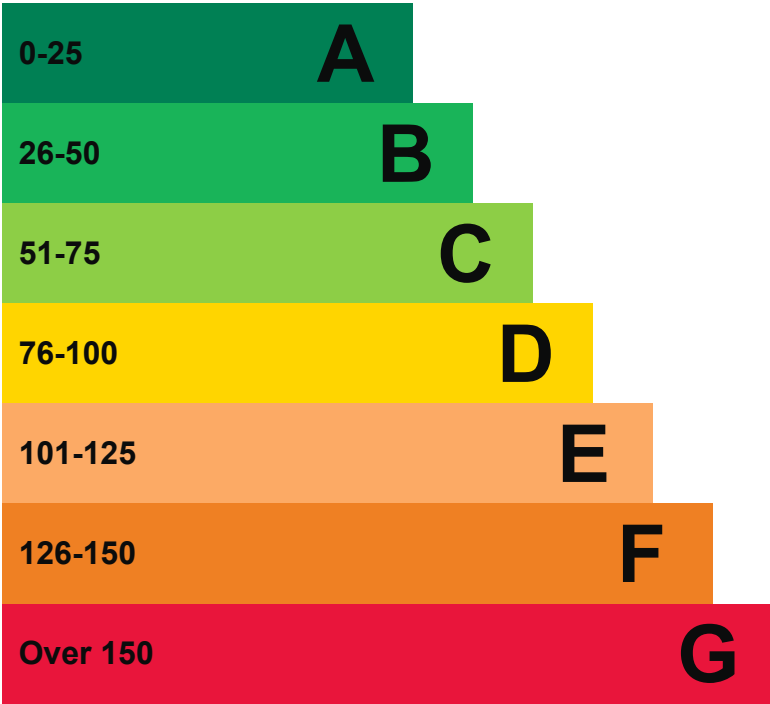
## Energy efficiency rating for this property

This property's current energy rating is C.



**Under 0** **A+**

Net zero CO2



65 | c

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### 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<sub>2</sub>/m<sup>2</sup> per year)

41.6

---

## Primary energy use (kWh/m<sup>2</sup> per year)

242

---

▶ [What is primary energy use?](#)

## 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).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Timothy Hill

---

### Telephone

07513474760

---

### Email

[timothydavidhill@live.com](mailto:timothydavidhill@live.com)

---

## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

---

### Assessor ID

EES/023202



**Telephone**01455 883 250

---

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

---

**Assessment details****Date of assessment**2 May 2019

---

**Date of certificate**3 May 2019

---

**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.

---

**Other certificates for this property**

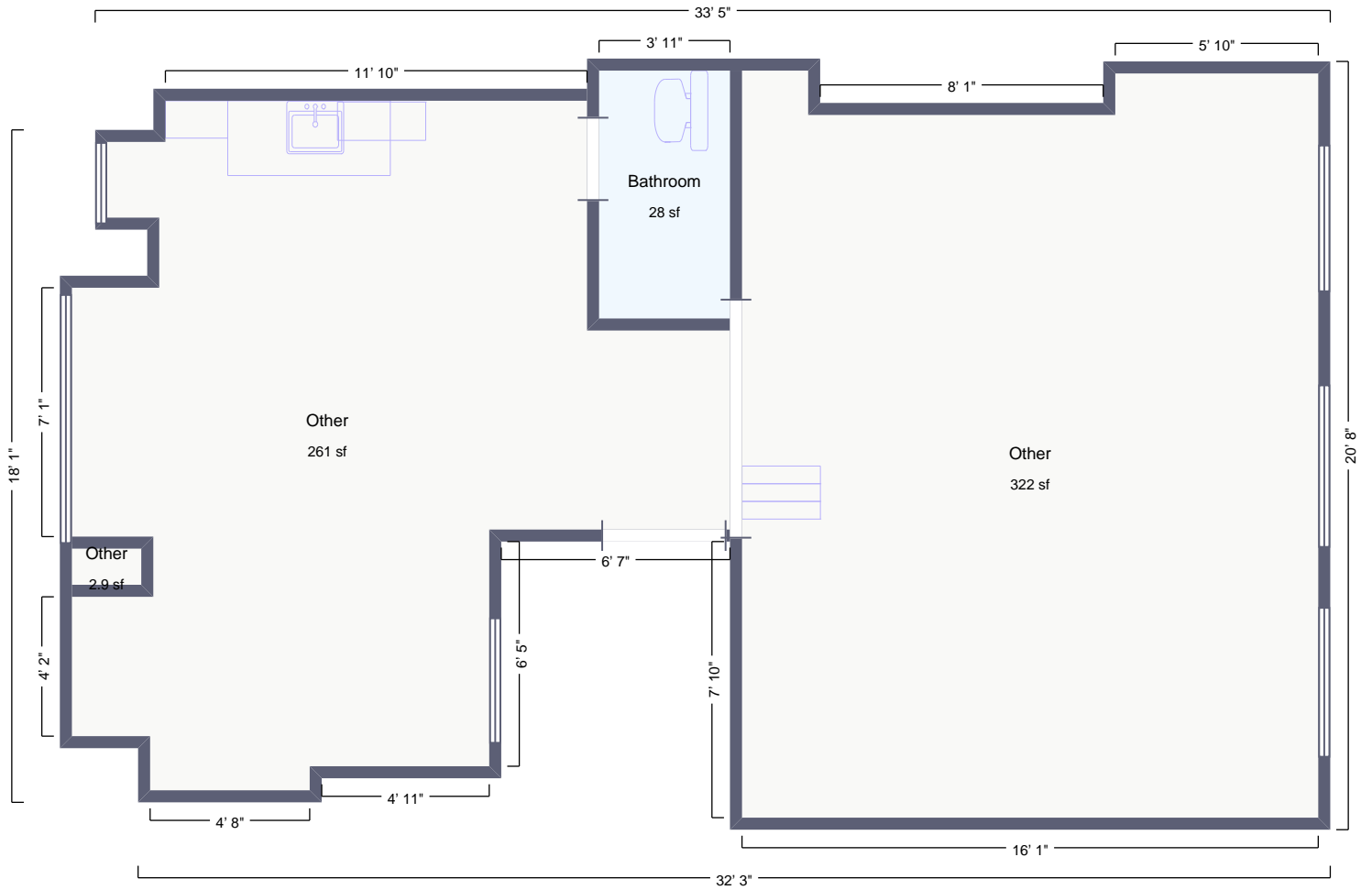
If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

# Top Floor 27 Palmeira Mansions. Plans not to scale and for indicative purposes only

29B Palmeira Mansions, Hove, England

Approximately 613 sf total





27 Palmeira Mansions, Church Road, Hove, BN3



© Crown Copyright and database rights 2023 OS 100060020