



SUPERB OFFICES TO LET

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

Available Size	585 sq ft
Rent	£19,000.00 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£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%
Rateable Value	£1,825
Service Charge	N/A
VAT	To be confirmed
Legal Fees	The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal fees.
EPC Rating	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

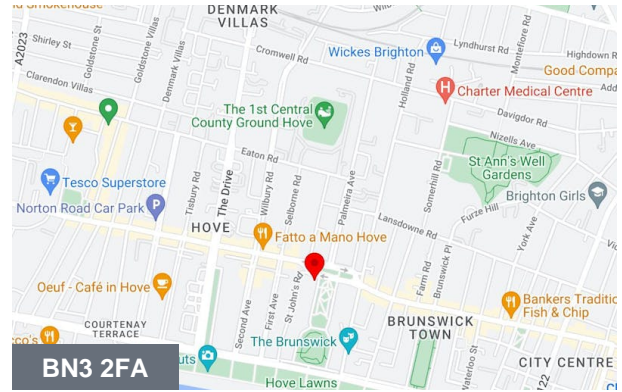
Name	sq ft	sq m
4th	585	54.35
Total	585	54.35

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

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james@eightfold.agency



Jack Bree

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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.

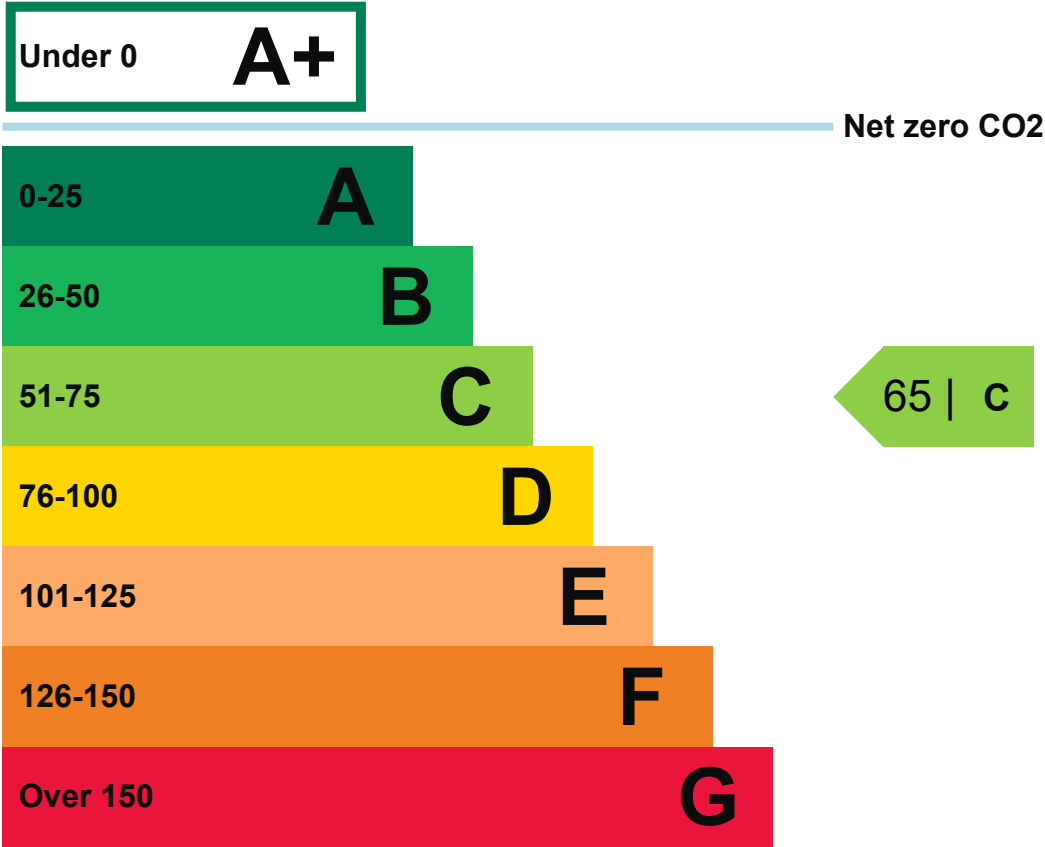
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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).

Energy efficiency rating for this property

This property's current energy rating is 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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

41.6

Primary energy use (kWh/m² 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

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/023202

Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

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

Date of certificate3 May 2019

EmployerEASY EPC

Employer address12 Albion Street Brighton BN2 9NE

Assessor's declarationThe assessor is not related to the owner of the property.

Other certificates for this property

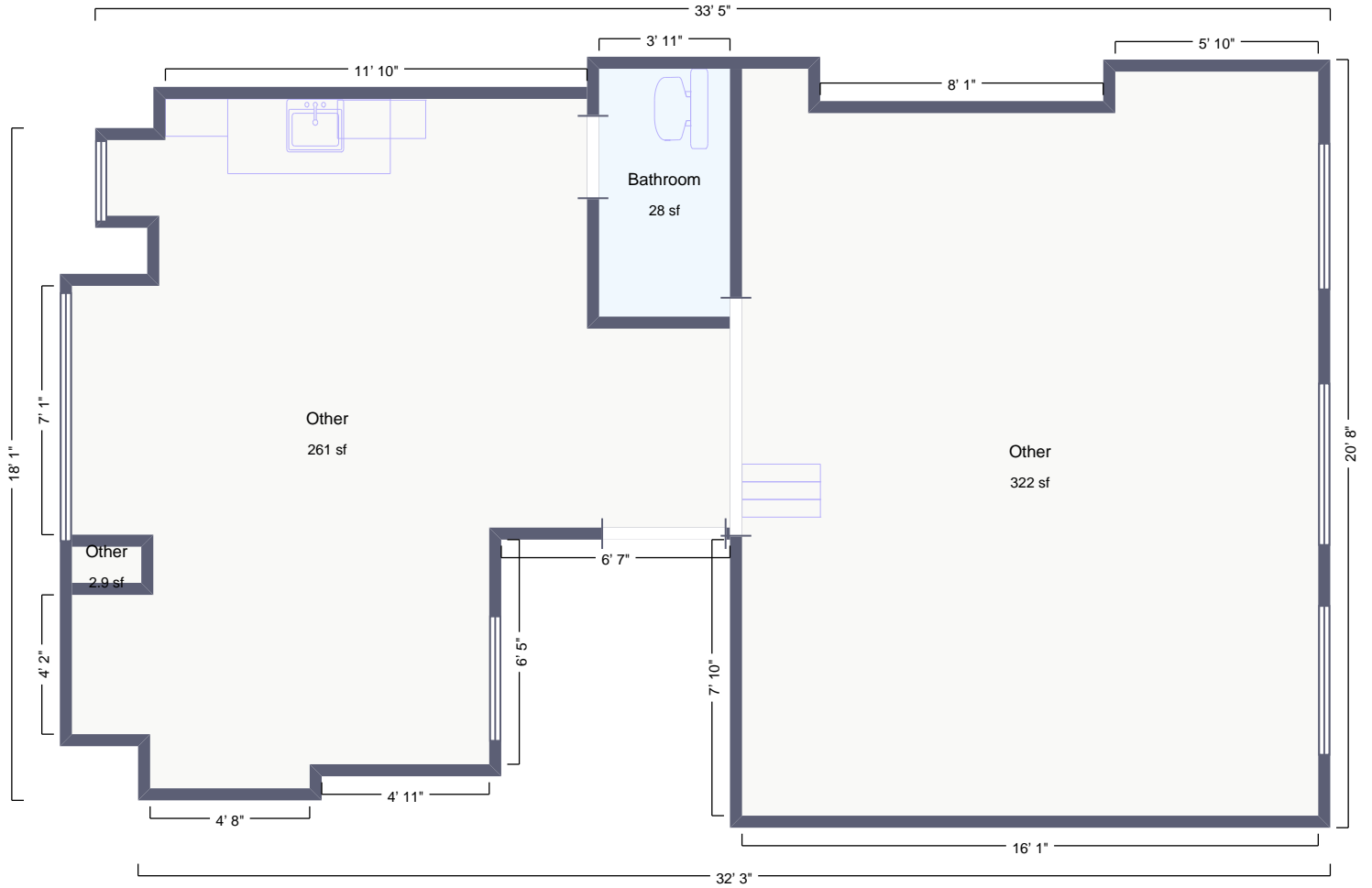
If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

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

