



OFFICE TO LET

## 1ST FLOOR OFFICE, 27 PALMEIRA MANSIONS

Church Road, Hove, BN3 2FA

IMPRESSIVE 1st FLOOR PERIOD OFFICES TO LET  
IN CENTRAL HOVE

566 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	566 sq ft
<b>Rent</b>	£22,500.00 per annum exclusive of rates, VAT & all other outgoing
<b>Rates Payable</b>	£4,690.60 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>	£9,400
<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)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
1st	566	52.58
<b>Total</b>	<b>566</b>	<b>52.58</b>

## Description

Impressive office located on the 1st 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

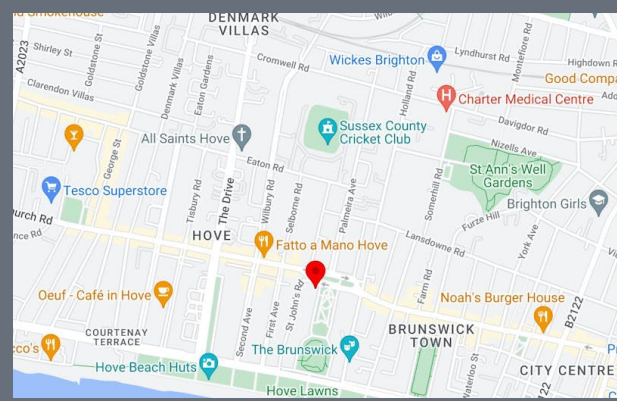
The property is located in this outstanding building on the northern side of Palmeira Square in Hove overlooking The Square & The Floral Clock. Church Road Hove is to the west where a number of Restaurants, Bars & Shops are located, whilst Western Road is to the East leading towards Brighton City Centre.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

## Specification

Kitchen  
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.



## Get in touch

**Jack Bree**

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## Eightfold Property

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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

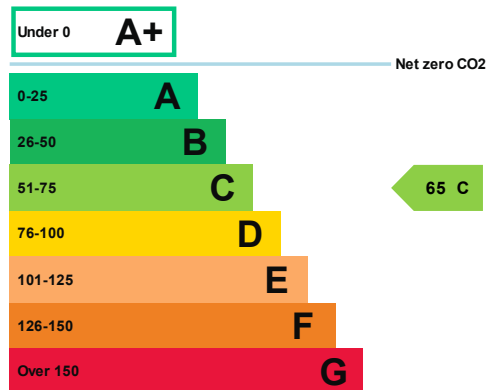
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's 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

**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

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9732-4015-0111-0700-2001\)](#).

## 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	Timothy Hill
Telephone	07513474760
Email	<a href="mailto:timothydavidhill@live.com">timothydavidhill@live.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023202
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### 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	2 May 2019
Date of certificate	3 May 2019

27 Palmeira Mansions, Church Road, Hove, BN3

