



Rear (West) Elevation

OFFICE TO LET

## 72 ETHEL STREET

Hove, BN3 3RU

NEWLY CONSTRUCTED OFFICE SPACE (CLASS E)  
ARRANGED OVER 3 FLOORS. AVAILABLE Q4 2024

787 SQ FT

**Eightfold**  
property

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

# Summary

|                       |   |
|-----------------------|---|
| <b>Available Size</b> | 787 sq ft   |
| <b>Rent</b>           | £22,500.00 per annum exclusive of rates, VAT & all other outgoing                               |
| <b>Business Rates</b> | Business rates to be assessed.  |
| <b>VAT</b>            | To be confirmed   |
| <b>Legal Fees</b>     | The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs. |
| <b>EPC Rating</b>     | EPC exempt - Currently being constructed or undergoing major refurbishment                      |

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         |
|--------------|------------|--------------|
| Lower Ground | 286        | 26.57        |
| Ground       | 249        | 23.13        |
| 1st          | 252        | 23.41        |
| <b>Total</b> | <b>787</b> | <b>73.11</b> |

## Description

This newly developed office space is situated over ground, lower ground and first floors on Ethel Street in Hove. The property comprises an open plan office spaces with kitchen and W/C arranged over 3 floors. Available Q4 2024

## Location

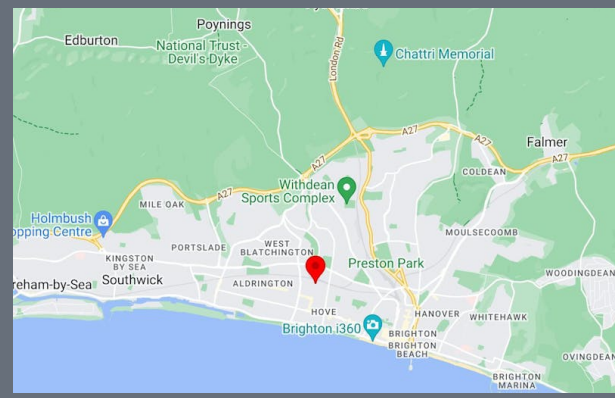
This property is located on the eastern side of Ethel Street, just south of the junction intersecting Ellen Street. Hove Railway Station is a few hundred yards away with regular service along the coast and to London. Various bus stops are situated on the surrounding streets. Church Road, Blatchington Road and George Street are a short walk to the south. Nearby occupiers include Tesco Express, The Station Pub and Small Batch.

## Terms

The property is available by way of a new effective full repair & insuring lease for a minimum term of 3 years at a rent of £22,500 per annum exclusive of rates VAT & all other outgoing. Subject to Status, a rent deposit of 3 - 6 months will be required.

## Plans

Please note measurements scaled from plans. All plans/ pictures are indicative and subject to change.



## Get in touch

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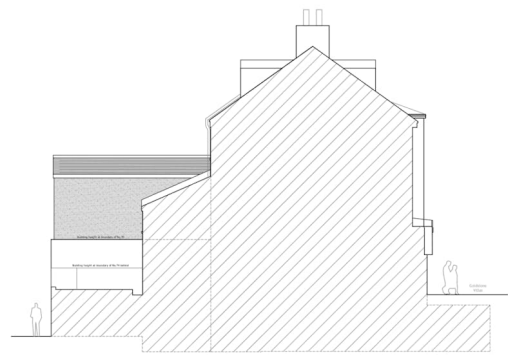
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## Eightfold Property

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