



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 per annum exclusive of rates, VAT & all other outgoings
<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

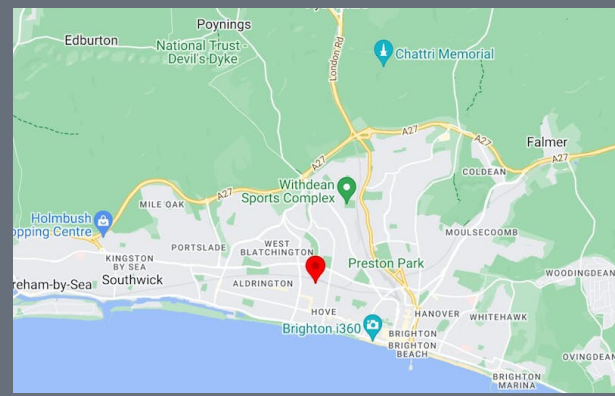
This property is located on the eastern side of Ethel Street, just south of the junction intersecting Ellen Street. Hove Railway Station is a few hundred yards away with regular service along the coast and to London. Various bus stops are situated on the surrounding streets. Church Road, Blatchington 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 outgoings. 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.



Section/ Side (North) Elevation



Section/ Side (South) Elevation

## Get in touch

**Jack Bree**

01273 672999

jack@eightfold.agency

**Max Pollock**

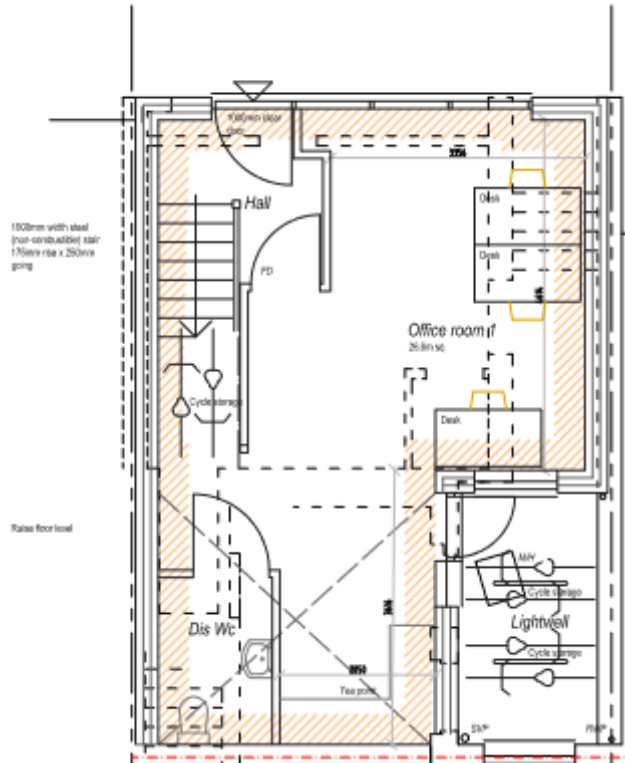
01273 672999 | 07764 794936

max@eightfold.agency

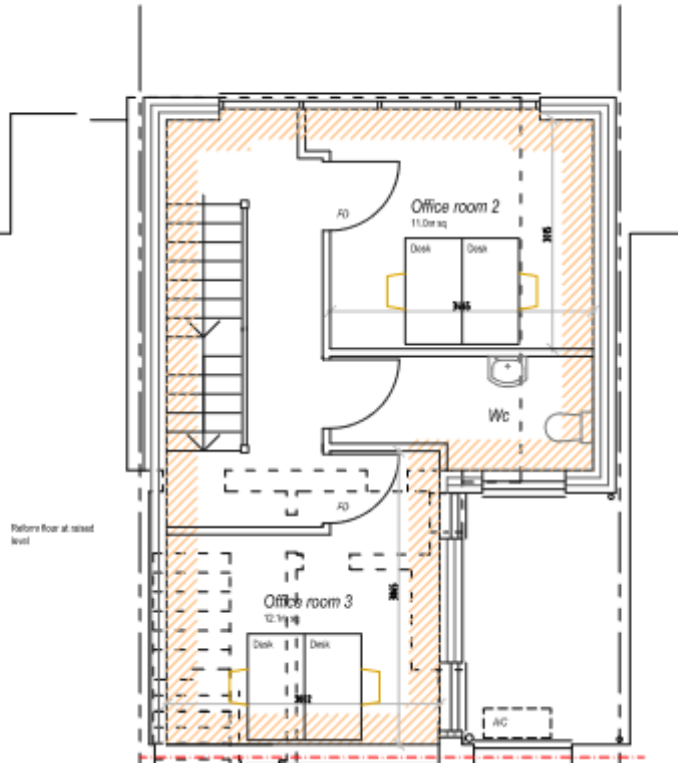
### Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/10/2024.

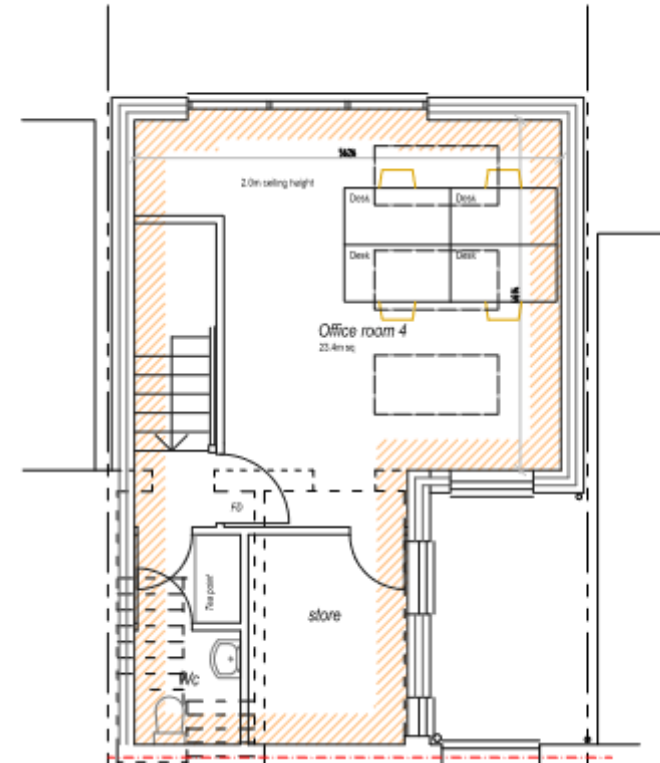
## Floorplans (not to scale)



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan