

OFFICE TO LET

# **UNIT A**

142 Old Shoreham Road, Hove, BN3 7BD

BRIGHT & AIRY OFFICES WITH PARKING TO LET CLOSE TO HOVE PARK

1,268 SQ FT



Tel:01273 672 999 Website:www.eightfold.agency

# **Summary**

Available Size	1,268 sq ft
Rent	£22,190 per annum exclusive of rates, service charge, VAT & all other outgoings. The rent will increase annually with RPI increases which will have a collar of $2\%$ & a cap of $4\%$ .
Business Rates	The space is currently assessed as 2 spaces with a rateable value of £14,750 for the larger unit & £6,300 for the smaller unit. It is most likely the space will need to be re-assessed as a whole & the rates payable will be based on the combined rateable values multiplied by the multiplier.
Service Charge	In addition to rent there will be a service charge payable of circa £5 per sq ft which will include the cost of heating, cleaning, buildings insurance & maintenance of the shared areas as well as some other items to be firmed. please note the cost will increase annually in line with RPI with a cap & collar of 2 & 4%.con
Car Parking	Back to back spaces
VAT	Applicable
Legal Fees	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal costs. An unconditional undertaking to be provided prior to release of papers.
EPC Rating	C (64)

# Description

Forming part of this character 1930's style building that has been refurbished & split into 5 units. The office space is arranged at ground floor level & can be accessed via either the main communal entrance or its own side access where its 2 parking spaces (back to back arrangement) are located. The space comprises a large open plan space in addition to a further room with a recently installed feature skylight whilst the space also has its own kitchen (although please note this is separate to the main office & is required by other tenants for access to & fire escape). Features include carpeted, suspended ceilings with LED lighting & partially air conditioned.

#### Location

The property is situated on the southern side of Old Shoreham close between the junctions of Sackville Road & Newtown Road & the opposite of the road of Hove Park. Hove Station is only a short walk away, whilst the property has great access to bus stops with access to both Brighton & Hove. In addition both the A27 & A23 area few minutes drive away with access along the coast & to Gatwick & London. Nearby occupiers on the Goldstone Retails Park include Nando's, Burger King & TK Maxx in addition to a number of local occupiers including deli's & cafes.

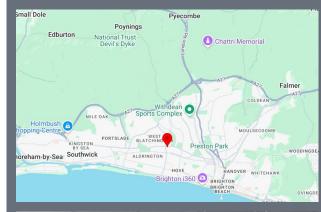
### Accommodation

The accommodation comprises the following areas:

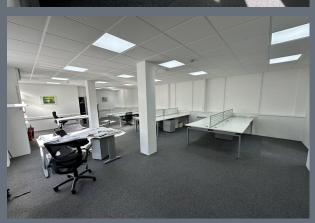
Name	sq ft	sq m
Ground - Main Office	907	84.26
Ground - Rear Office	287	26.66
Ground - Kitchen	74	6.87
Total	1,268	117.79

### **Terms**

Available by way of a new effective full repairing & insuring lease for a term of 5 or 6 years with provision for a mutual break clause the 3rd anniversary. There will be an annual rent increase in line with RPI. The lease will be excluded from the landlord & tenant act 1954 sections 24-28 part II. A rent deposit will be required subject to status of the incoming tenant.







## Get in touch

### Max Pollock

01273 672999 | 07764 794936 max@eightfold.agency

#### Jack Bree

01273 672999 jack@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







# **Energy performance certificate (EPC)**

GROUND FLOOR OFFICE SUITE 142 Old Shoreham Road HOVE BN3 7BD Energy rating

Valid until:	30 May 2030	

Certificate number: **2615-3055-0700-0301-3021** 

Property type	B1 Offices and Workshop businesses

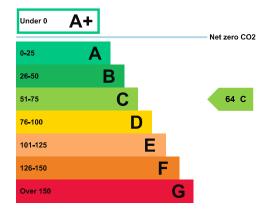
Total floor area 200 square metres

# 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

37 B

If typical of the existing stock

109 E

# Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	37.07
Primary energy use (kWh/m2 per year)	216

# **Recommendation report**

Guidance on improving the energy performance of this property can be found in the <u>recommendation</u> <u>report (/energy-certificate/0361-0340-1702-5525-0002)</u>.

### 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	Rebecca Cheney
Telephone	07967381384
Email	beckycheney1@gmail.com

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID207214
Telephone	01225 667 570
Email	info@quidos.co.uk

### About this assessment

Employer	GEA
Employer address	51 Dyke Road, Brighton, BN1 3JA
Assessor's declaration	The assessor is not related to the owner of the
	property.
Date of assessment	27 May 2020
Date of certificate	31 May 2020

