



TO LET

Intergen House
65-67 Western Road, Hove, East Sussex BN3 2JQ



Key Features

- Newly refurbished to a high specification throughout
- Situated in an attractive location overlooking Palmeira Square
- Providing superb city and coastal views
- Available on flexible "easy in / easy out" lease terms
- Ready for immediate occupation
- Pre-installed high speed broadband connectivity

Location & Accommodation

Intergen House is situated close to the Hove / Brighton boundary and immediately adjacent Palmeira Square, approximately one mile west of Brighton city centre and at the western end of Western Road, which is one of Brighton & Hove's main retailing and commercial thoroughfares.

The suite is fitted to a specification that includes:

- New (part) carpet & vinyl flooring throughout
- Linear LED lighting panels
- Newly installed kitchen and breakout area
- Perimeter trunking
- New electric wall heaters
- Refurbished WC facilities
- Door entry system
- Lift to all floors





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The property has the following approximate **floor (NIA)**:

Floor	Sq Ft	Sq M
7th	1,526 sq ft	141.77 sq m

Rateable Value

Rateable Value 2017: £23,250.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

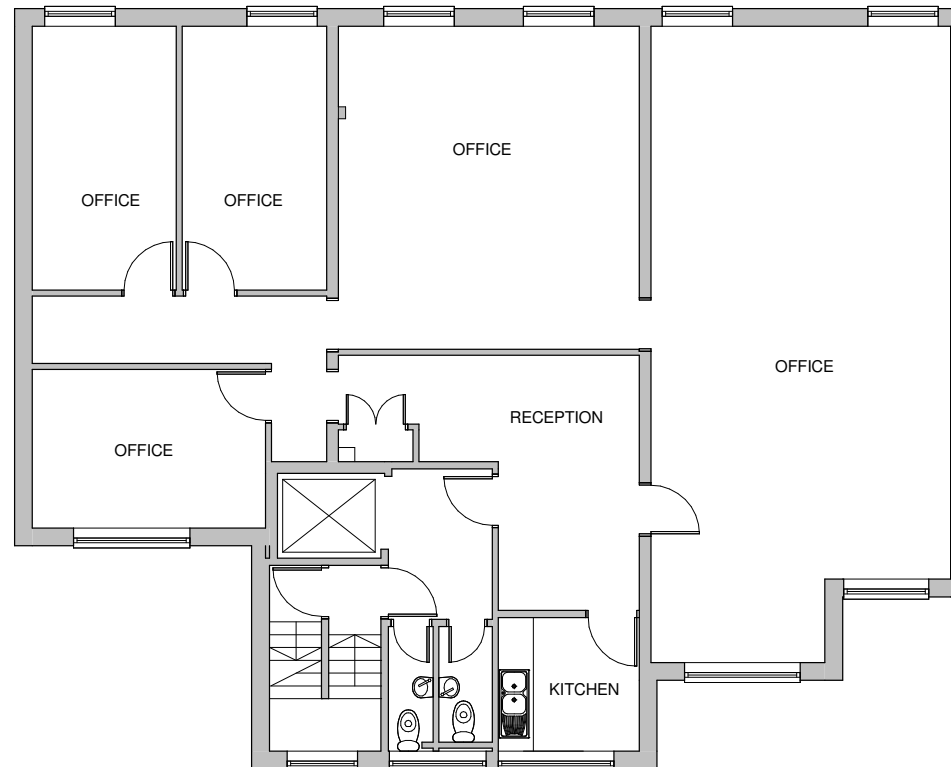
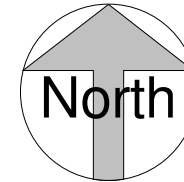
EPC

We understand the property to have an EPC rating of C.





FLOOR PLAN For identification purposes only



1 SEVENTH FLOOR
1 : 100



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Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The suite is available to let by way of easy in / easy out flexible licence agreement or by way of FRI lease and at a guide rental of £19.50 per sq ft.

Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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February 2022

