



Sheridan House
112-116 Western Road, Hove, East Sussex BN3 1DD

TO LET

MANAGED OFFICE SUITES TO LET FROM **£35 PER SQ FT INCLUSIVE***

Available on flexible inclusive terms

Key Features:

- Comprising a suite of newly refurbished office units of various sizes
- Available by way of easy in / easy out flexible licence agreement
- With access to on site meeting room, kitchen & break out area
- Rent Inclusive of building services - electricity, central heating, water, cleaning etc
- All suites eligible for zero rates / small business rates relief **subject to status





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Location

The property is situated on the north side of Western Road, the main thoroughfare linking Brighton and Hove. Brighton city centre is located approximately ½ mile to the east.

Both Brighton and Hove mainline railway stations are located within walking distance whilst the A259 seafront road is a short walk to the south. In addition, the property is well served by numerous local bus and taxi services.

Accommodation

The subject suites are located on the first floor of Sheridan House, a prominent mixed use city centre building.

The entire 1st floor has been split to create a suite of newly refurbished offices of varying sizes and fitted to a specification that includes:

- New carpet tile flooring throughout
- LED lighting
- Perimeter trunking
- Central heating
- Access to shared kitchen / breakout area
- Shower facilities
- Door entry system
- Lift
- Separate male & female WC facilities

Terms

The suites are available to let by way of easy in & easy out licence agreement inclusive of electricity, heating, water, insurance, cleaning (common areas) and all other building services.

High speed internet connectivity packages available from £75 pcm per unit.

Floor	Sq Ft	Price PCM
1st - suite 2	200 sq ft	£400
1st - suite 3	185 sq ft	£550
1st - suite 4	200 sq ft	£575
1st - suite 8	265 sq ft	£775
1st - suite 9	265 sq ft	£775
1st - suite 10	375 sq ft	£1,100

EPC

We understand the property to have an EPC rating of D(28).

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.

Business Rates

Each unit is eligible to qualify for small business rates relief (subject to status).

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

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.



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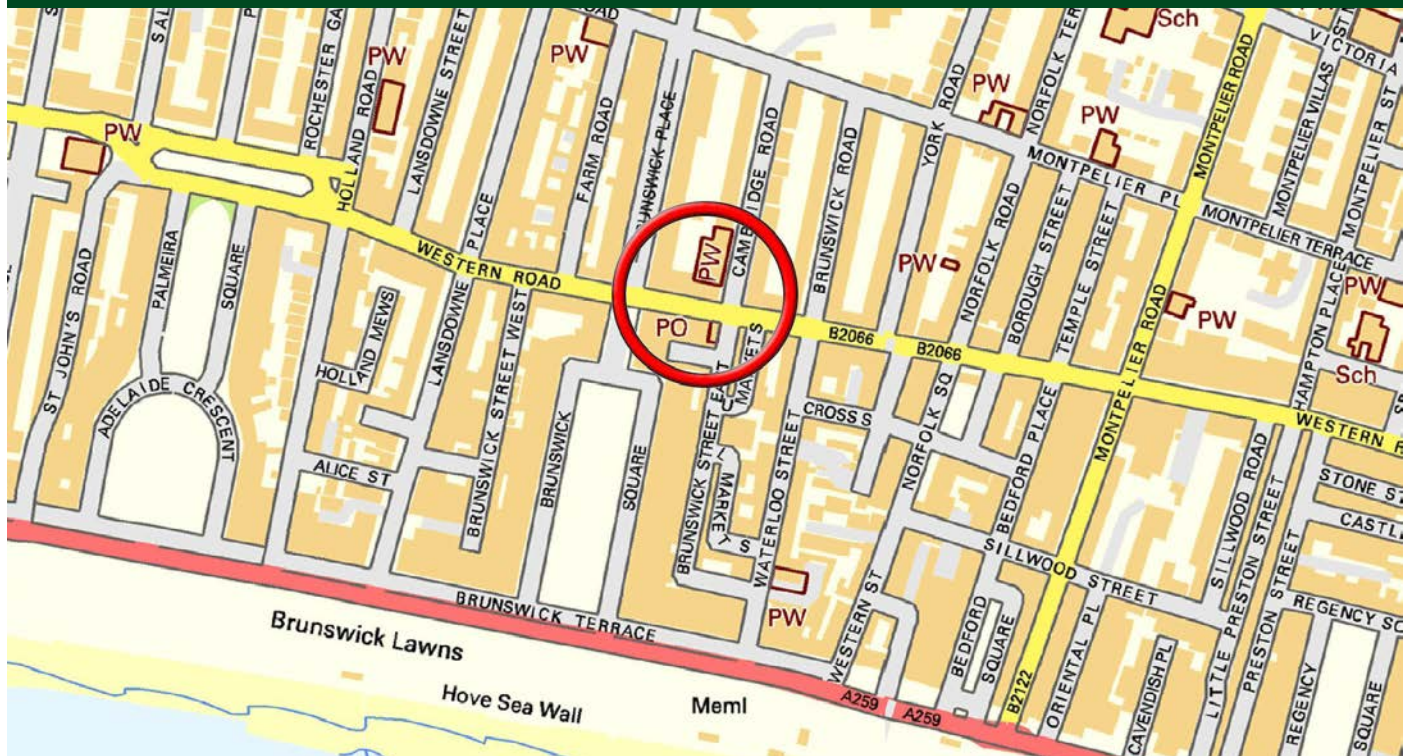


OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



May 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH

Floor Plan Details:

- SUITE 1:** 9 m² / 92.3 SF
- SUITE 2:** 38 m² / 135.1 SF
- SUITE 3:** 17 m² / 184.9 SF
- SUITE 4:** 21 m² / 203.7 SF
- SUITE 5:** 11 m² / 116.3 SF
- SUITE 6:** 14 m² / 151.9 SF
- SUITE 7:** 21 m² / 230.4 SF
- SUITE 8:** 21 m² / 260.0 SF
- SUITE 9:** 21 m² / 262.4 SF
- SUITE 10:** 31 m² / 372.6 SF
- SUITE 11:** 61 m² / 688.6 SF
- SUITE 12:** 79 m² / 851.5 SF

Other Features: KITCHEN, SHOWER, LIFT, STAIRS.

1 : 100