



Serviced office space, Church Road, Hove

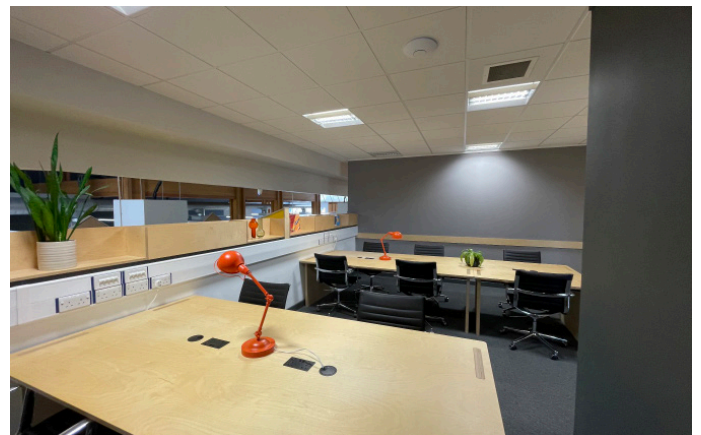
**TO LET**

## STYLISH OFFICE / CREATIVE WORK SPACE

Size 277 sq ft - space for 12 people

### Key Features:

- Close to Hove seafront
- Providing beautiful creative work space
- Suitable for up to 12 people
- Superb in house facilities
- 12 Hrs meeting room credits per month
- Business rates, service charge, amenities etc all included
- Meeting rooms and bespoke spaces available
- 24 hour access
- Free beer Friday
- Available immediately





## Location

Church Road is a popular retail street in central Hove, home to a high number of cafés, bars and restaurants, as well as various professional and financial services with a mix of office and residential.

## Accommodation

The subject space is arranged over the second floor parts of this commercial property, and which has been fitted to high standard throughout

The property has the following approximate **Net Internal Areas (NIA)**:

Floor	Sq Ft	PCM + VAT
Office 11	277 sq ft	£4,200

## EPC

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

## 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 space is available to let by way of a new licence agreement for a minimum term of 6 months. If required, longer terms can be secured.

In addition, flexible coworking memberships £49 per person for unlimited access are available.

## VAT & Legal Fees

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

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

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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PROPERTY CONSULTANTS



August 2022



## Second Floor Plan





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