



TO LET

The Dock Hub
Lorna House, Wilbury Villas, Hove BN3 3EL



Key Features

- Located in central Hove within a short distance of Hove Station and bus routes
- High spec' office accommodation – 24 hour access
- Air conditioning units in each office
- Dedicated 1Gbps fibre to the premises
- Multimedia conference facilities
- On-site management and support

Location

The property is conveniently located in central Hove and within a few minutes of Hove railway station and local bus routes.

EPC

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

Planning

We understand that the premises benefit from B1 use within the Use Classes Order 1987 (as amended).

Terms

The suites are offered on inclusive terms (with the exception of business rates, broadband and phones) and by way of flexible licence agreement for a term to be agreed.

Available Office Space

Unit			Price PCM
Suite GF5	12-14 person office	North Facing - Available	£1,550.00 + VAT
Suite GF4	3-5 person office	North Facing - Available Dec 2023	£550.00 + VAT
Suite 104	6-8 person office	West Facing - Available	£1,000.00 + VAT
Suite 107A	6-8 person office	South Facing - Available	£1060.00 + VAT
Suite 306	5-6 person office	North Facing - Available	£750.00 + VAT
Suite 405	10-12 person office	South Facing - Available	£1,550.00 + VAT
Suite 405A	2-3 person office	North Facing - Available	£510.00 + VAT
Suite 408	7-8 person office	South Facing - Available	£950.00 + VAT



Accommodation

The property also benefits from the following :

- Private offices with 24 hour access
- 8.30am-5pm staffed reception
- Air conditioning throughout The Dock Hub
- Discounted multimedia conference & meeting room facilities
- Dedicated 1Gbps fibre to the premises with fast file uploads
- Personal mailboxes
- Shower facilities
- Secure bike facilities
- Kitchenettes with microwave, fridge, kettle & toaster
- 100% recycled and general waste facilities

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.

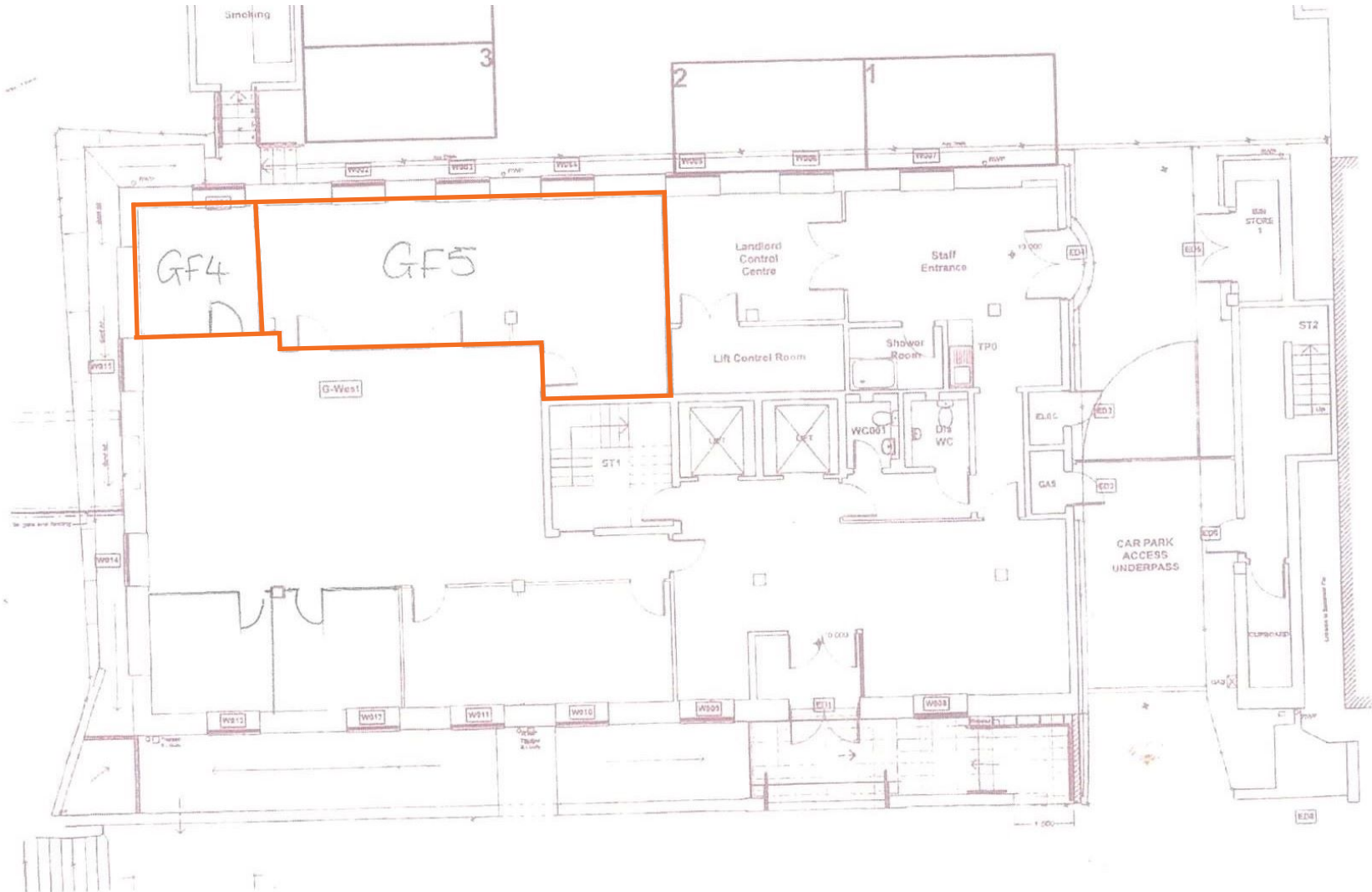
Rateable Value

Each suite is individually rated for the purposes of business rates valuation.
The majority of occupiers can expect to benefit from 100% small business rates relief, subject to status.



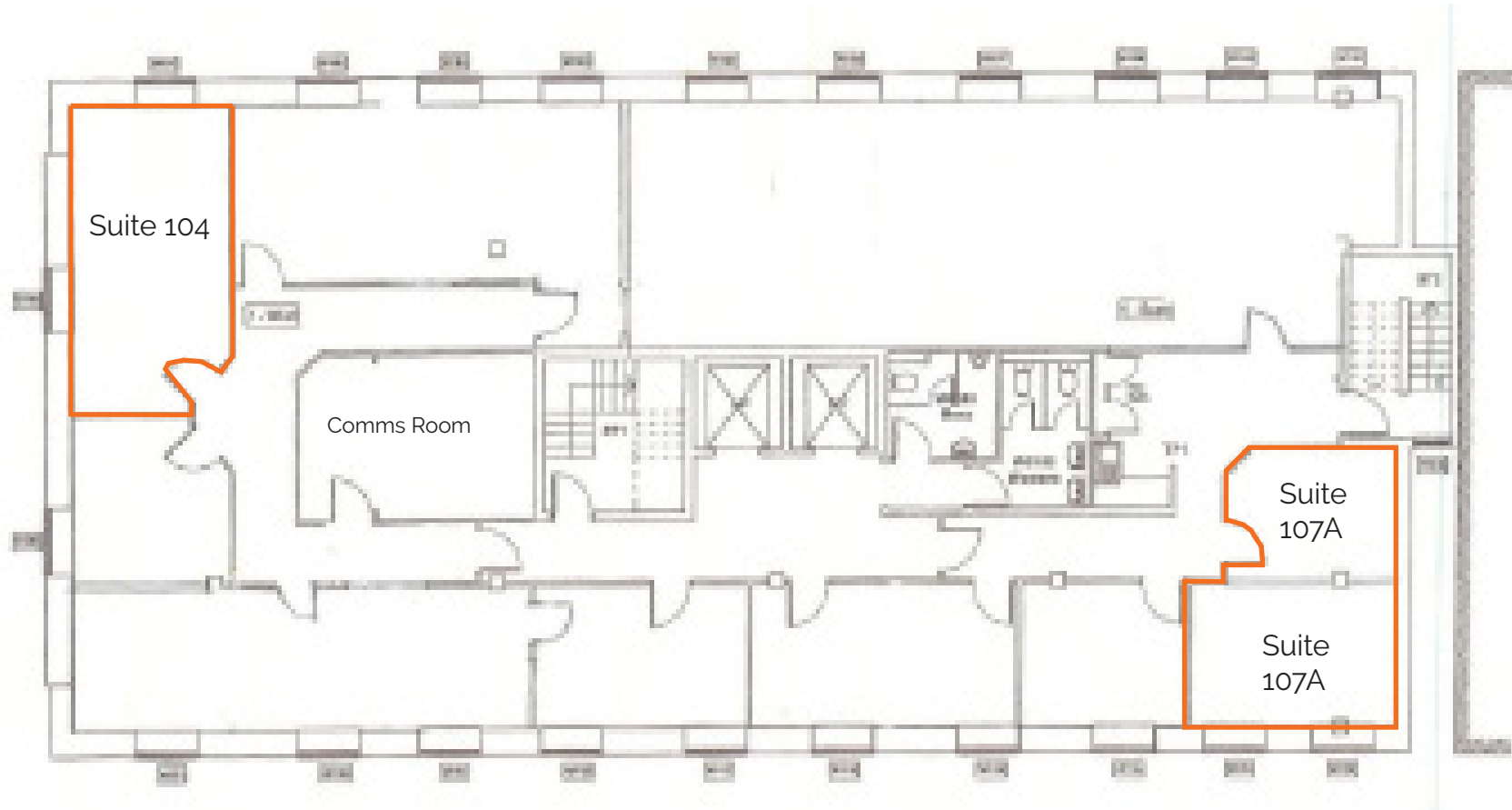


GROUND FLOOR PLAN



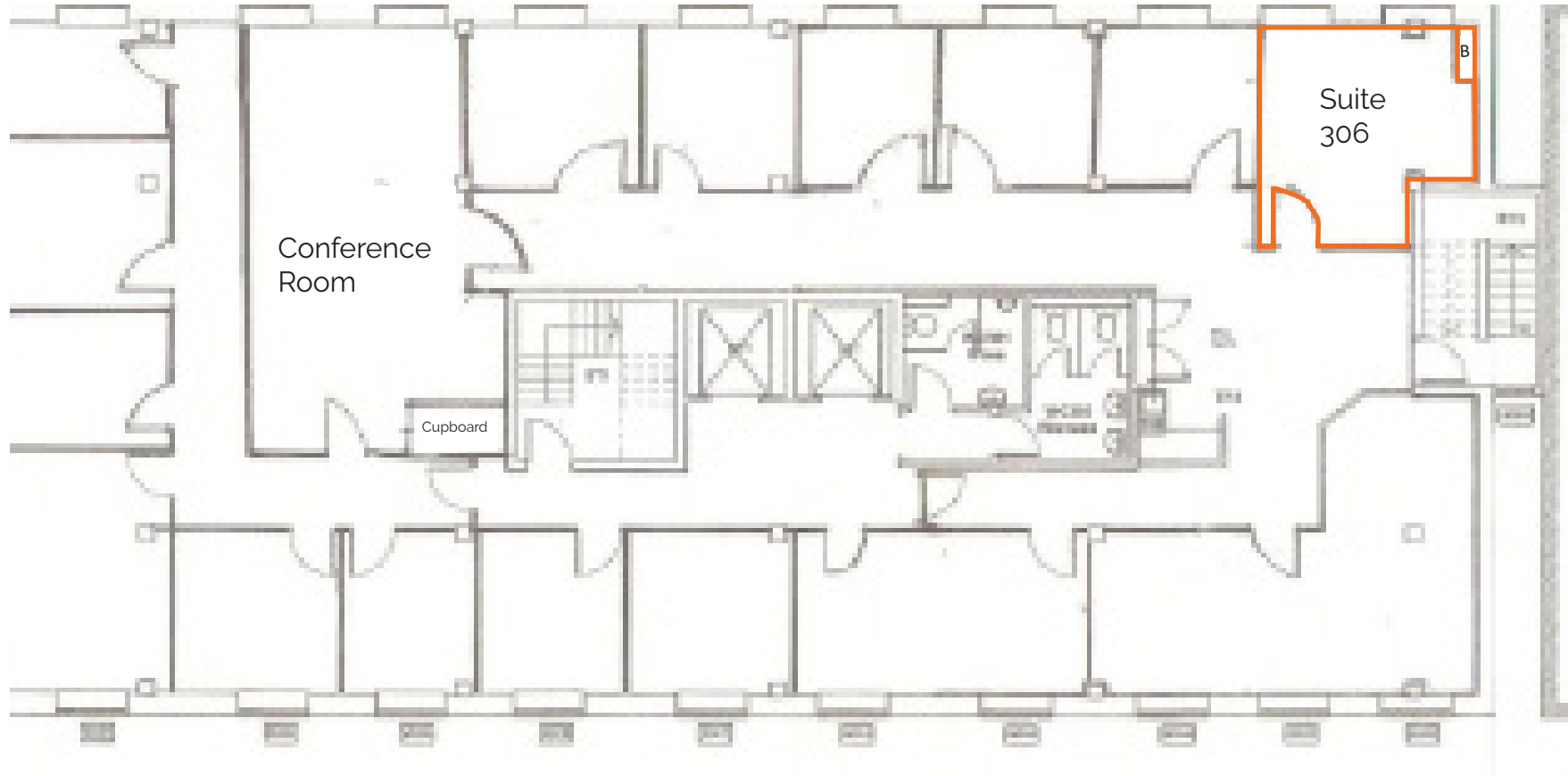


FIRST FLOOR PLAN



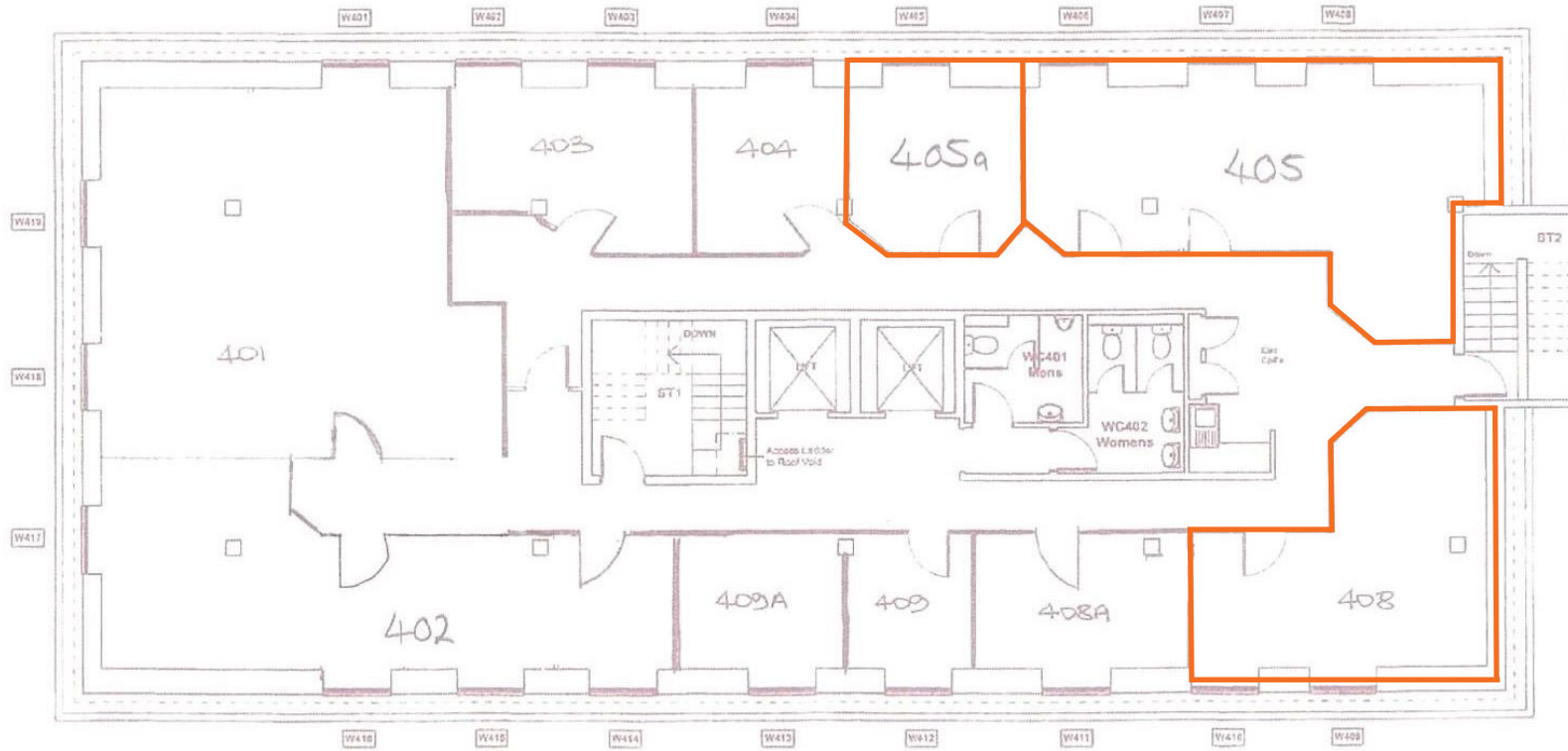


THIRD FLOOR PLAN





FOURTH FLOOR PLAN





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Further Information

Please contact the sole agents Flude Property Consultants:

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