



**TO LET**

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





## Key Features

- Newly refurbished office suites available in a variety of sizes
- Attractive location overlooking Palmeira Square
- Flexible licence agreements with 'easy in, easy out' terms or longer lease options available
- Some suites eligible for zero rates or small business rates relief, subject to status
- Pre-installed high speed broadband connectivity
- Rent inclusive of service charge and utilities, and exclusive of electricity and business rates.

## 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 various suites are fitted to a range of specifications that typically include:

- Carpet/laminate tile flooring throughout
- LED lighting panels
- Fully fitted kitchen and breakout area
- Perimeter trunking
- Electric wall heaters
- Dedicated WC facilities to each floor
- Door entry system
- Lift access to 7th floor





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## Terms

The suites are available to let by way of easy in & easy out licence agreement inclusive of service charge and utilities, and exclusive of electricity and business rates.

The building benefits from pre-installed ultra fast broadband. High speed internet connectivity packages available from £75 pcm per unit.

## Accommodation

The suites have the following approximate Net Internal Areas (NIA):

Description	Sq Ft	Sq m	Price PCM	
Ground Floor - Rear Studio	200	18.58	£600 exclusive	Available
3rd Floor - Suite 1	575	53.42	£1,550 inclusive	Available
3rd Floor - Suite 2	250	23.22	£675 inclusive	Available
5th Floor	1,593	147.99	£3,500 inclusive	Available
7th Floor - Suite 4	303	28.14	£800 inclusive	Under Offer
8th Floor - Suite 1	347	32.24	£1,200 inclusive	Available

## EPC

We understand the property to have an EPC rating of B(50).







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## Rateable Value

3rd Floor - Suite 1	£9,000
3rd Floor - Suite 2	£4,800
5th Floor	£21,750
7th Floor - Suite 4	£5,100
8th Floor - Suite 1	£5,200

Some occupiers may be eligible to claim small business rates relief, subject to status.

## Planning

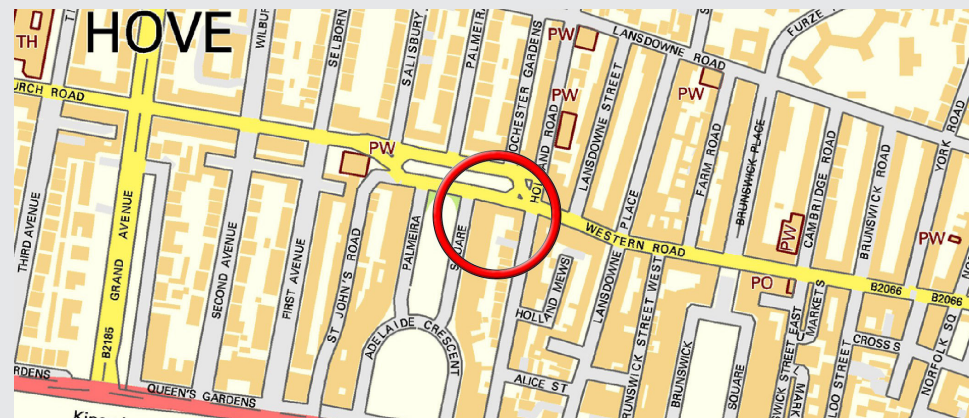
We understand that the premises benefits from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

## Legal Fees & VAT

Each party to bear their own legal costs incurred.

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



## Further Information

Please contact sole agents Flude Property Consultants:

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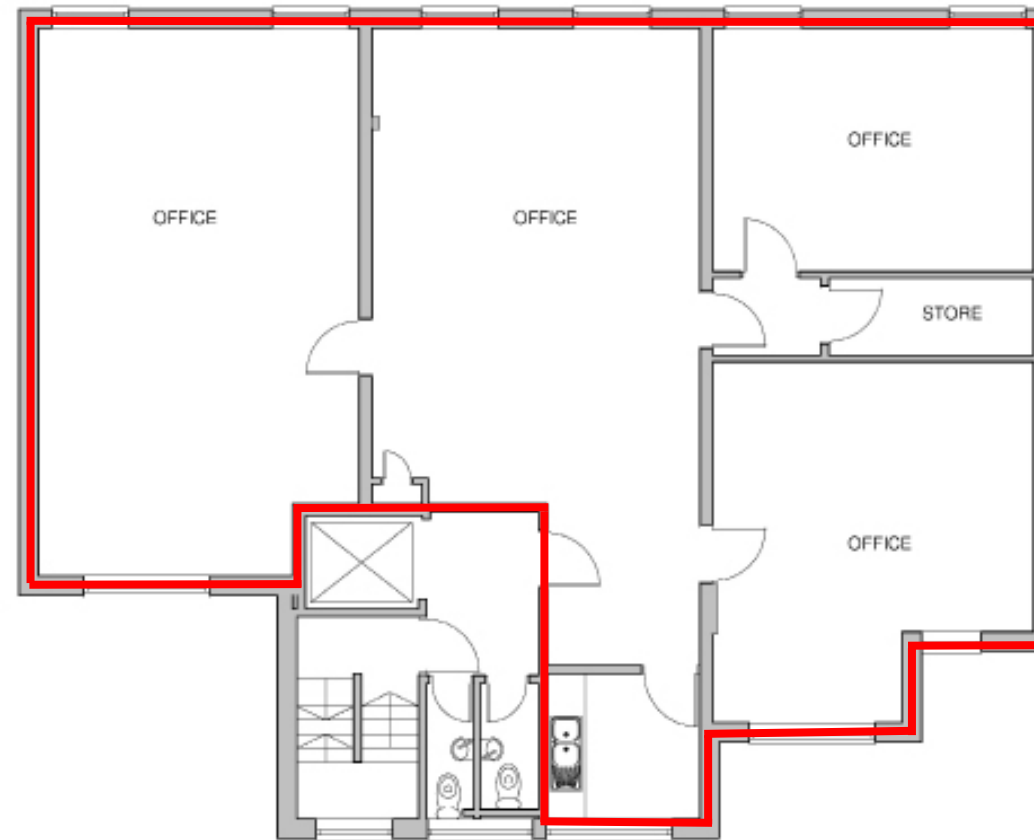


**FLOOR PLAN** For identification purposes only





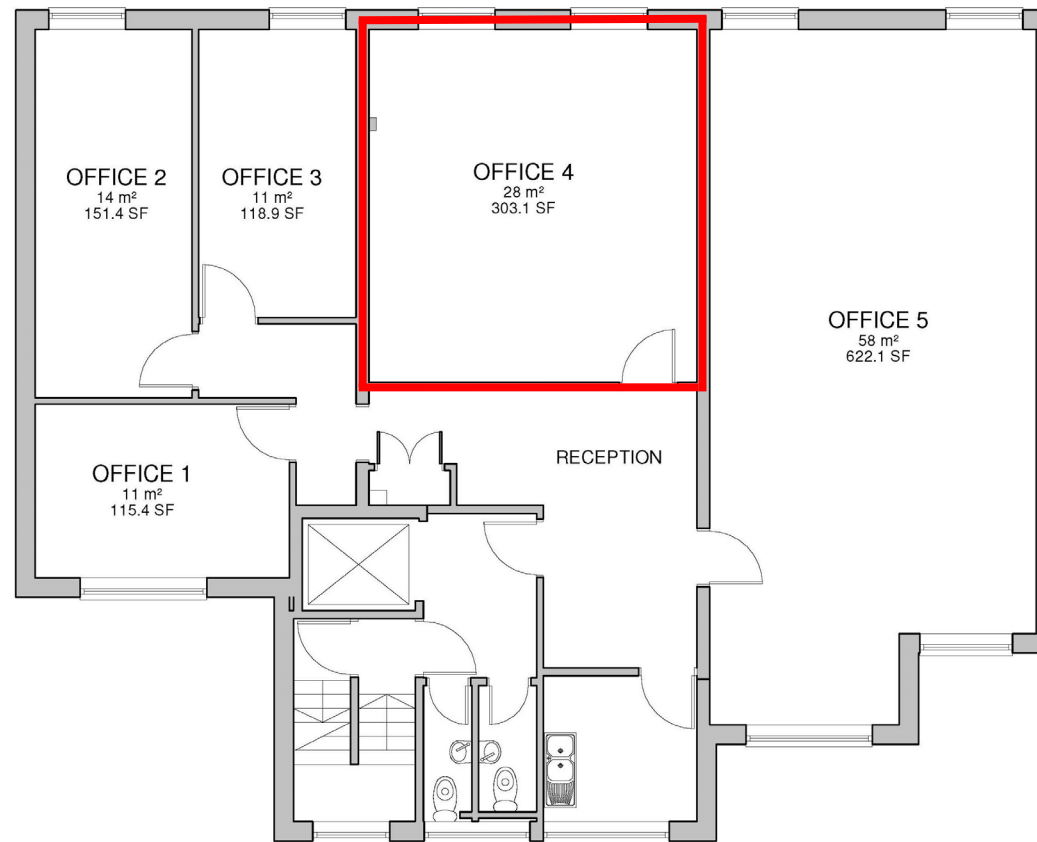
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**1** FIFTH FLOOR  
1 : 100



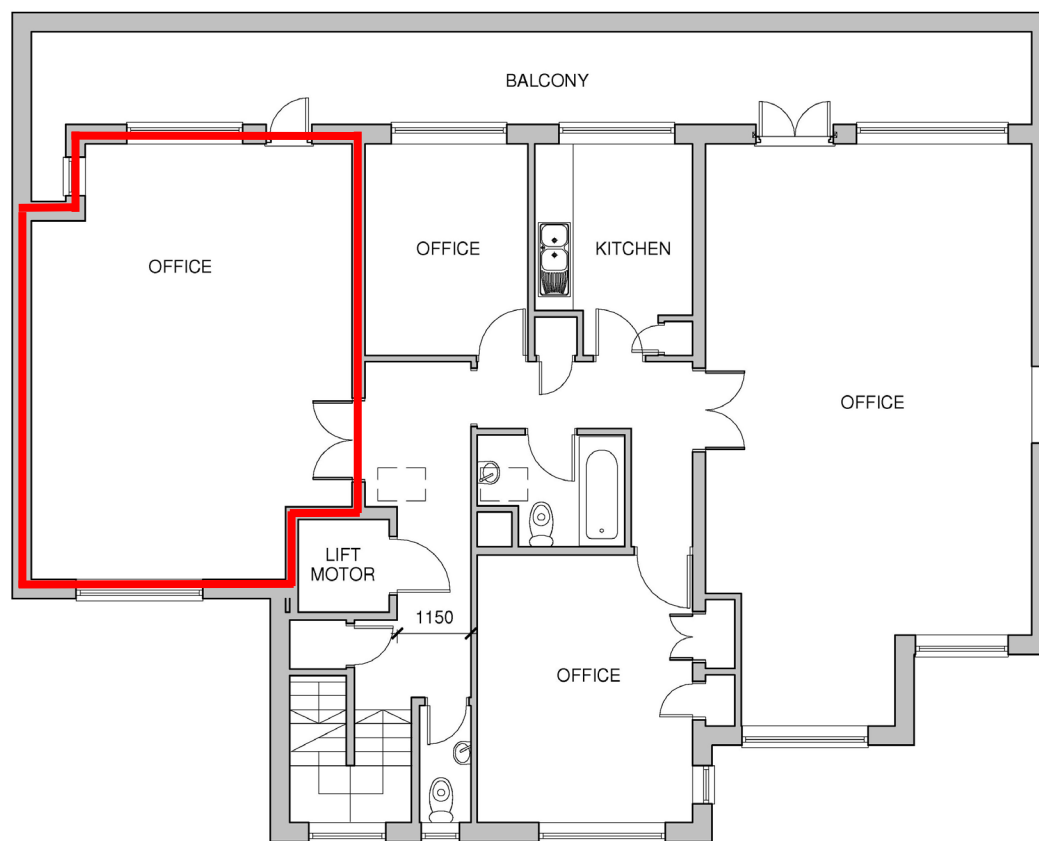
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1 SEVENTH FLOOR  
1 : 100



**FLOOR PLAN** For identification purposes only



1 EIGHTH FLOOR  
1 : 100