



**TO LET**

**6A Hove Park Villas  
Hove, East Sussex, BN3 6HW**



## Key Features

- Comprising open plan modern office accommodation
- Penthouse accommodation with sky lights
- Retail parade opposite including Bayon Bakery
- EPC 'C' rating
- 1 parking space
- Includes private kitchenette, meeting room and WCs
- Immediately adjacent Hove Station and close to Hove Park
- Flexible lease terms considered
- 100% Small Business Rates Relief available (Subject to status)
- All inclusive rent £16,875 per annum (except business rates)



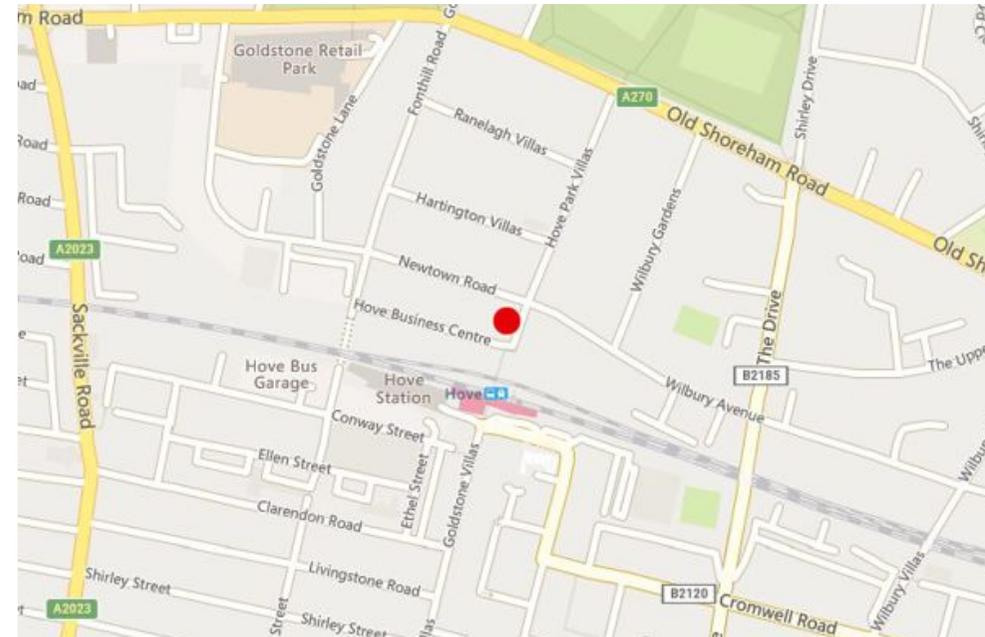


## Location & Situation

The property is situated in central Hove in a prominent corner position at the junction of Hove Park Villas and Newtown Road. Hove Station is located just 0.1 miles to the south, providing direct rail services to Brighton, Gatwick Airport, London Victoria and London Bridge, which makes the location highly convenient for commuters and visiting clients.

A wide range of local amenities are within walking distance, including cafés, restaurants, independent retailers and convenience stores. The surrounding area has evolved into an established commercial hub for professional services, technology firms and creative businesses, supported by excellent transport connectivity and regular bus services.

Hove Park lies a short distance to the north, offering green space and recreational areas for staff. The neighbourhood has also benefitted from ongoing investment and development around the station, further enhancing the area's appeal as a business location.





## Description & Accommodation

The premises comprises the second floor suite of a two-storey office building providing a mix of open plan office accommodation along with private office / storage areas, a staff kitchen, and WCs.

Benefitting from the following features:

- Roof/sky lights
- 3x wall mounted heater / air conditioning unit
- LED lighting - Perimeter trunking
- Separate kitchen
- Male and female WCs

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

Area	Sq Ft	Sq M
2nd Floor	675	62.71
Total	675	62.71





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## Rateable Value

Rateable Value (2023) £5,700

Rateable Value (2026) £6,000

## EPC

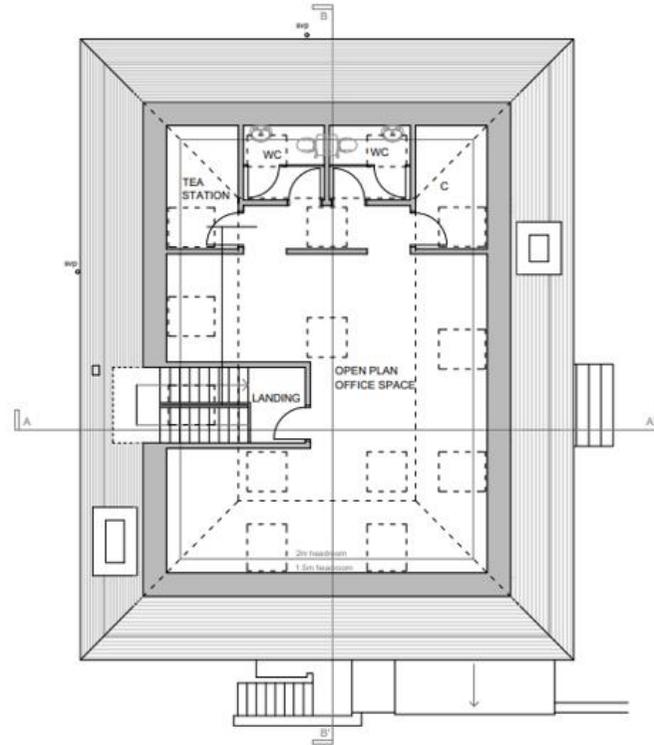
We understand the property to have an EPC rating of C (60).

## Planning

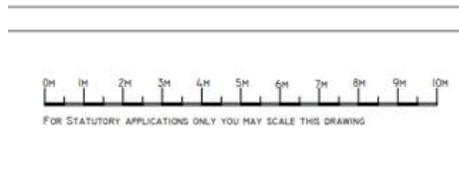
We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

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

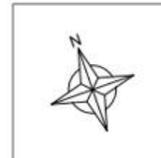




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NOTES



B	27.11.17	roof lights adjusted
A	22.11.17	roof lights adjusted

client Blatchington Court Trust		
job title 6A Hove Park Villas, Hove		
drawing title LOFT PLAN As Proposed		
scale 1:100@ A3	date 11.08.17	drawn by AL
job no. 170205	drawing no. P5	revision B

FLOOR PLAN For identification purposes only.



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## Terms

The property is available to let by way of a new lease at a commencing rent of £16,875 per annum inclusive of building insurance, service charge, utilities but exclusive of business rates.

The lease will be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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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10 December 2025

