



TO LET

Various Suites Interger House
65-67 Western Road, Hove, East Sussex, BN3 2JQ



Key Features

- Newly refurbished office suites
- Attractive location overlooking Palmeira Square
- Flexible licence agreements available ("easy in, easy out") or longer lease options
- Some suites eligible for zero rates or small business rates relief, subject to status
- Suites from approx. 120 - 1,620 sq ft (larger combinations available)
- Rent inclusive of service charge and utilities (excluding electricity and business rates)
- No VAT payable
- Pre-installed high-speed broadband connectivity
- Some suites may qualify for small business rates relief (subject to status)
- Ready for immediate occupation





Location & Situation

Intergen House occupies a prominent position adjacent to Palmeira Square, close to the Brighton & Hove boundary at the western end of Western Road, one of the city's main retail and commercial thoroughfares.

The property is approximately one mile west of Brighton city centre and benefits from a wide range of nearby shops, cafés and amenities, together with excellent public transport links serving both Brighton and Hove.

The accommodation is well suited to professional services, creative occupiers and growing SMEs seeking a bright office in a highly accessible position, close to both the seafront and Western Road's amenities.





Description & Accommodation

The property comprises a modern purpose built office building arranged over nine storeys with additional basement accommodation.

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 (shared)
- Perimeter trunking
- Electric wall heaters
- WC facilities to each floor
- Door entry system
- Communal rear terrace with cycle parking

The building benefits from a clean main reception, communal WCs and a passenger lift serving up to the 7th floor.

The accommodation has the following approximate Net Internal Areas (NIA), subject to final measurement:

Area	Sq Ft	Sq M	Status
3rd Floor, Suite 1	575	53.42	To Let
1st Floor (can be subdivided)	1,620	150.5	To Let
5th Floor, Suites 1-8 (2-6 desk offices)	1,220	113.34	To Let
8th Floor, Suite 1	347	32.24	To Let
8th Floor, Suites 2-4	706	65.59	To Let
Total	4,468	415.08	





Rateable Value

Rateable Value (2026):

1st Floor: £28,250

3rd Floor, Suite 1: £9,000

5th Floor: £24,250

8th Floor, Suite 1: £6,500

8th Floor, Suite 2-4: £12,575

Occupiers will pay approximately 43% of this per annum. Some occupiers may be eligible to claim small business rates relief, subject to status.

EPC

We understand the property has an EPC rating of B (50)

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.





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Terms

The suites are available to let either by way of easy in / easy out flexible licence agreement and the following rental inclusive of service charges and electricity charges.

1st Floor - £40,500 per annum
3rd Floor, Suite 1 - £17,250 per annum
5th Floor, Suites 1-8 - £6,600 - £64,416 per annum
8th Floor, Suite 1 - £12,000 per annum
8th Floor, Suites 2-4 - £26,500 per annum

Legal Fees

Each party to bear their own legal costs incurred.

VAT

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



Further Information

Please contact the sole agents Flude Property Consultants:

Nick Martin
n.martin@flude.com
01273 740381

Ed Deslandes
e.deslandes@flude.com
07854883927

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