



**TO LET**

**77 Holland Road  
Hove, East Sussex, BN3 1JN**



## Key Features

- Newly constructed self-contained ground floor office / Class E unit
- Modern specification with LED lighting, suspended ceiling and fitted kitchen
- Energy efficient building with air source heat pump
- Secure landscaped courtyard entrance
- Prominent Holland Road location between Hove seafront and Western Road
- Potential for a variety of uses within Use Class E (STNC)
- Close to Hove Lawns, St Ann's Well Gardens, Church Road and local cafés/restaurants
- Flexible Class E accommodation suitable for a range of business uses, subject to consent
- New lease



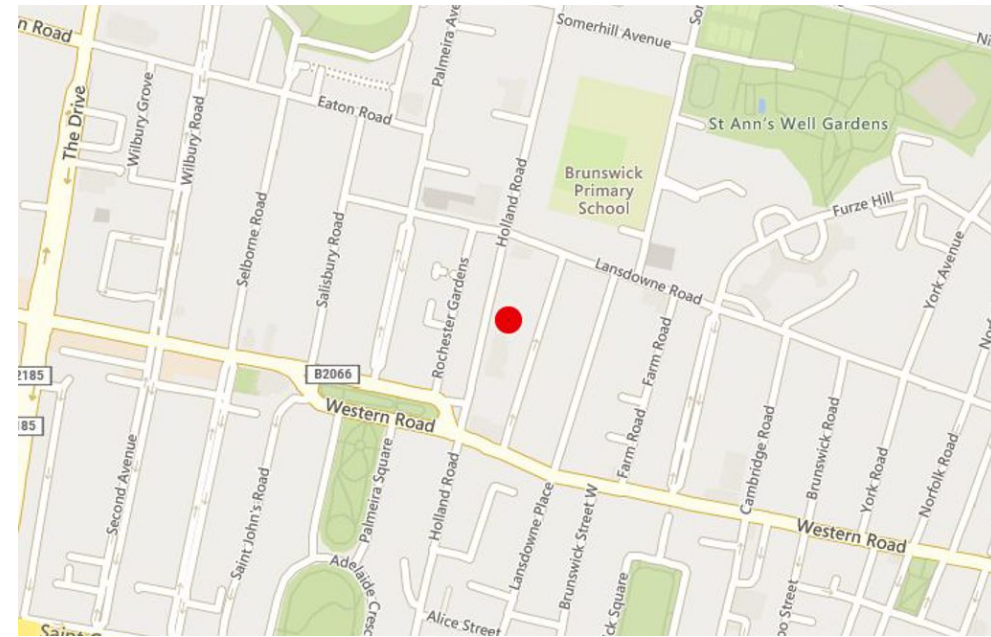


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## Location & Situation

Hove is a vibrant coastal district renowned for its elegant seafront, Regency architecture and strong sense of community. The area benefits from excellent road communications, being situated on the A259 coast road with swift access to the A27, which provides routes east to Brighton and Lewes and west to Shoreham, Worthing and Chichester, where it connects with the A23 for links to Gatwick Airport and London. Gatwick Airport is located approximately 28 miles to the north.

Hove Station offers regular rail services to London Victoria (around one hour fifteen minutes), Gatwick Airport (around thirty minutes) and Brighton (approximately five minutes), as well as services west towards Worthing and Portsmouth. Holland Road sits between Hove seafront and the city centre, providing immediate access to shops, cafés, restaurants and green spaces including Hove Lawns and St Ann's Well Gardens.





## Description & Accommodation

The premises comprise a newly constructed, self-contained ground floor office / Class E unit within a modern mixed-use development. The upper parts provide residential accommodation, with the commercial units arranged around a secure landscaped courtyard.

The building has been constructed to a BREEAM "Very Good" standard, providing strong energy efficiency and ESG credentials. The unit benefits from an air source heat pump, LED lighting, suspended ceiling and fitted kitchen.

The accommodation offers a flexible open-plan layout and may suit a variety of office, studio, medical, wellness or other Class E uses, subject to any necessary consents.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor Unit	1,700	157.93
Total	1,700	157.93





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## Rateable Value

The suite is awaiting assessment by the Valuation Office Agency.

## EPC

An EPC will be prepared in due course.

## 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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## Terms

The subject units are available by way of a new lease for a term to be agreed, and at a guide rental of £30 per sqft per annum inclusive of service charge contributions. Alternatively our client may be willing to consider a sale of the unit. POA.

## 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

All enquiries should be directed to the joint agents, Flude Property Consultants and SHW.

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10 June 2026

