



## Suite 1, 40 Wilbury Road

Hove, BN3 3JP

**Consulting room/ Office  
within established medical  
building in central Hove.**

**330 sq ft**  
(30.66 sq m)

- Rent- £1350 Per calendar month on a semi inclusive basis.
- Established medical building.
- Desirable Hove location
- Character building
- Parquet flooring
- High ceilings

# Suite 1, 40 Wilbury Road, Hove, BN3 3JP

## Summary

<b>Available Size</b>	330 sq ft
<b>Rent</b>	£1,350.00 per month per calendar month inclusive of service charge & utilities, exclusive of rates VAT & all other outgoings payable quarterly in advance.
<b>Rates Payable</b>	£3,093.80 per annum Subject to status this property may qualify for 100% small business rate relief.
<b>Rateable Value</b>	£6,200
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	The incoming tenant to make a contribution of £500 plus VAT towards the landlords legal costs.
<b>EPC Rating</b>	C (63)

## Description

The space is situated at the front of the building at ground floor level accessed via the communal lobby & overlooks Wilbury Road through an impressive feature bay window. The space benefits from Parquet flooring whilst other features include feature fireplace, gas central heating, intercom & sink.

## Location

The subject property is situated desirable spot on the corner of Wilbury Road & Eaton Road Hove in a predominantly residential location that is only a few minutes walk from Church Road, Hove with all its shops, bars & restaurants . Sussex County Cricket club is located on the opposite side of Eaton Road where The Sussex Cricketer Pub is also situated, whilst Hove Station is situated to the north west of the property approximately 0.6 miles away.

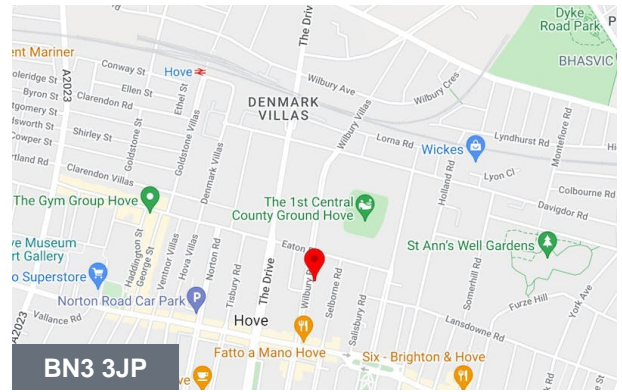
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
Ground - Consulting room/ office	330	30.66
<b>Total</b>	<b>330</b>	<b>30.66</b>

## Terms

Available by way of a new lease for a term of 3 years at rent of £1350 per calendar month inclusive of service charge & utilities, exclusive of rates VAT& all other outgoings payable quarterly in advance. Internet available at an additional charge, arranged via the landlord.



## Viewing & Further Information



### Max Pollock

01273 109104 | 07764 794936  
max@eightfold.agency



### James Hawley

01273 093767 | 07935 901 877  
james@eightfold.agency



### Jack Bree

01273 109121  
jack@eightfold.agency





# Energy performance certificate (EPC)

40 WILBURY ROAD HOVE BN3 3JP	Energy rating <b>C</b>	Valid until: <b>20 July 2031</b> Certificate number: <b>0583-6227-7109-1031-1939</b>
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Property type **D1 Non-residential Institutions - Primary Health Care Building**

Total floor area **405 square metres**

## Rules on letting this property

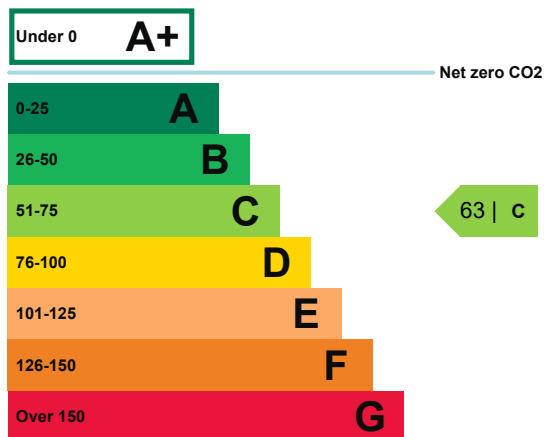
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

78 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

51.41

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Primary energy use (kWh/m<sup>2</sup> per year)

314

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0803-0243-7889-5708-7951\)](/energy-certificate/0803-0243-7889-5708-7951).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Stuart Foster
Telephone	01273458484
Email	<a href="mailto:info@skyline-epc.com">info@skyline-epc.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/007985
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Skyline Energy Assessors
Employer address	6 Skyline View, Peacehaven, BN10 8EL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 July 2021
Date of certificate	21 July 2021

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