



## 1st, 2nd & 3rd Floors

109 Church Road, Hove, BN3 2AF

**IMPRESSIVE SELF  
CONTAINED OFFICES  
ARRANGED OVER 3  
FLOORS, LOCATED IN  
DESIRABLE HOVE  
LOCATION**

**1,313 sq ft**  
(121.98 sq m)

- RENT £27,600/ £17,250/  
£10,500 PAX
- CHARACTER PERIOD  
BUILDING
- CLOSE TO SEAFRONT
- KITCHEN FACILITIES

# 1st, 2nd & 3rd Floors, 109 Church Road, Hove, BN3 2AF

## Summary

<b>Available Size</b>	1,313 sq ft
<b>Rent</b>	£875 - £2,300 per month per annum exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£6,861.25 per annum April 2023 valuation
<b>Rateable Value</b>	£13,750
<b>Legal Fees</b>	The incoming tenant to make a contribution of £1000 plus VAT towards the landlords legal fees.
<b>EPC Rating</b>	D (82)

## Description

Attractive offices arranged over 1st, 2nd & 3rd Floors of this imposing building arranged as several rooms with features including a kitchen point.

## Location

The property is on Church Road, Hove close to Hove Town Hall & George Street Shopping thoroughfare. A variety of great eateries are located nearby including Pesce, Etch, Fourth & Church, Carne, & Wild Flor. Hove Station is a short walk away to the north with regular trains running along the coast, whilst Hove Seafront is located to the south.

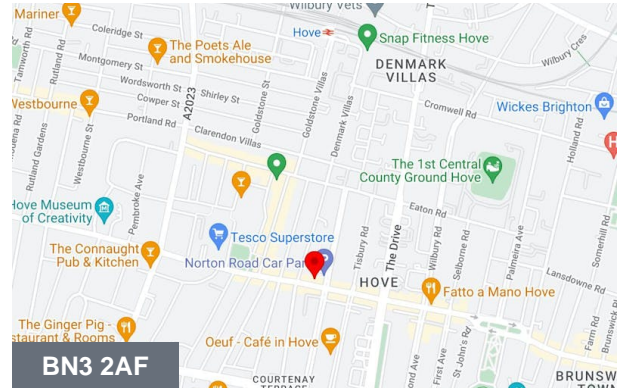
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office	495	45.99
2nd - Office	454	42.18
3rd - Office	364	33.82
<b>Total</b>	<b>1,313</b>	<b>121.99</b>

## Terms

Available by way of a new effective full repairing & insuring lease for a term to be agreed of no less than 3 years with rent reviews at appropriate intervals as required. Our client would consider splitting the space with the 1st floor as one unit at £10,500 PAX & the 2nd & 3rd floor as an additional unit at £17,250 PAX.



## 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)

109 Church Road  
HOVE  
BN3 2AF

Energy rating

**D**

Valid until:

**5 September 2033**

Certificate number: **6699-7085-8779-6666-5134**

Property type

Offices and Workshop Businesses

Total floor area

183 square metres

## Rules on letting this property

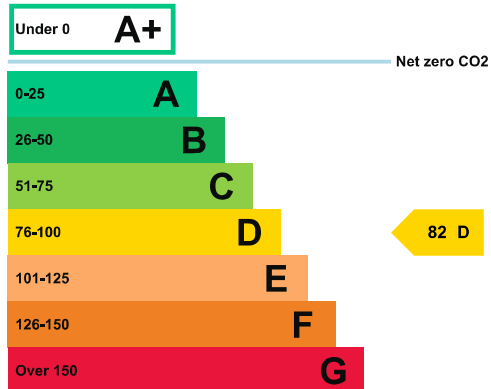
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**30 B**

If typical of the existing stock

**120 E**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	46.92
Primary energy use (kWh/m <sup>2</sup> per year)	281

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6452-5298-3579-6652-2510\)](#).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gary Romaine
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/023158
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 August 2023
Date of certificate	6 September 2023

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