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property



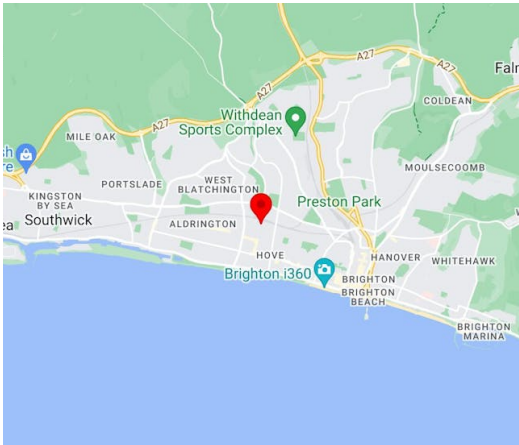
72 Ethel Street, Hove, BN3 3RU

Office To Let | £22,500 per annum exclusive of rates, VAT & all other
outgoings | 787 sq ft

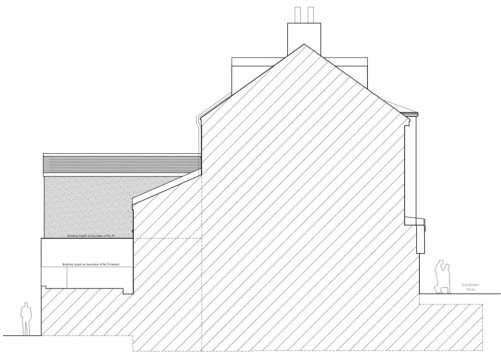
Rear (West) Elevation

NEWLY CONSTRUCTED OFFICE SPACE (CLASS E) ARRANGED OVER 3 FLOORS. AVAILABLE Q4 2024

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Section/ Side (North) Elevation



Section/ Side (South) Elevation

Description

This newly developed office space is situated over ground, lower ground and first floors on Ethel Street in Hove. The property comprises an open plan office spaces with kitchen and W/C arranged over 3 floors. Available Q4 2024

Location

This property is located on the eastern side of Ethel Street, just south of the junction intersecting Ellen Street. Hove Railway Station is a few hundred yards away with regular service along the coast and to London. Various bus stops are situated on the surrounding streets. Church Road, Blatchington Road and George Street are a short walk to the south. Nearby occupiers include Tesco Express, The Station Pub and Small Batch.

Accommodation

Name	sq ft	sq m
Lower Ground	286	26.57
Ground	249	23.13
1st	252	23.41
Total	787	73.11

Terms

The property is available by way of a new effective full repair & insuring lease for a minimum term of 3 years at a rent of £22,500 per annum exclusive of rates VAT & all other outgoings. Subject to Status, a rent deposit of 3 - 6 months will be required.

Plans

Please note measurements scaled from plans. All plans/ pictures are indicative and subject to change.

Summary

- Rent: £22,500 per annum exclusive of rates, VAT & all other outgoings
- Business rates: Business rates to be assessed.
- VAT: To be confirmed
- Legal fees: The incoming tenant to make a contribution of £1500 plus VAT towards the landlords legal costs.
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings



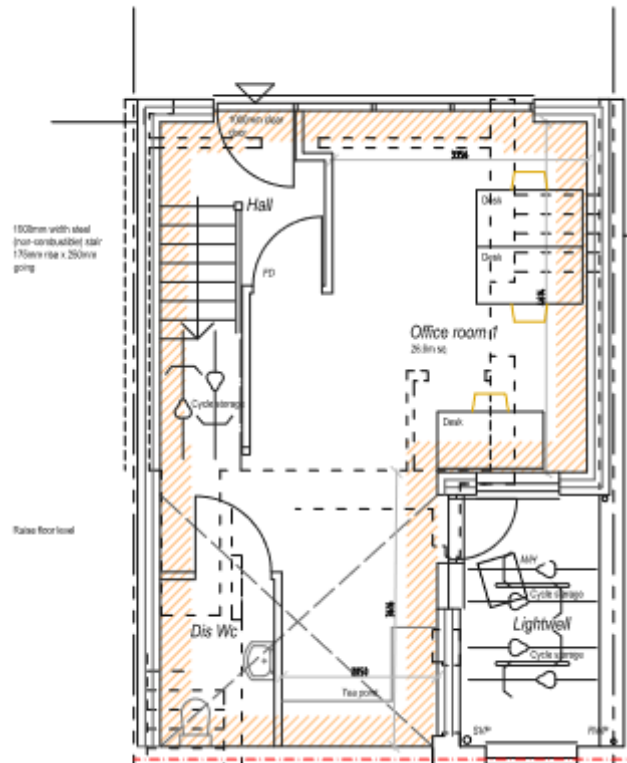
Max Pollock
01273 672999 | 07764 794936
max@eightfold.agency



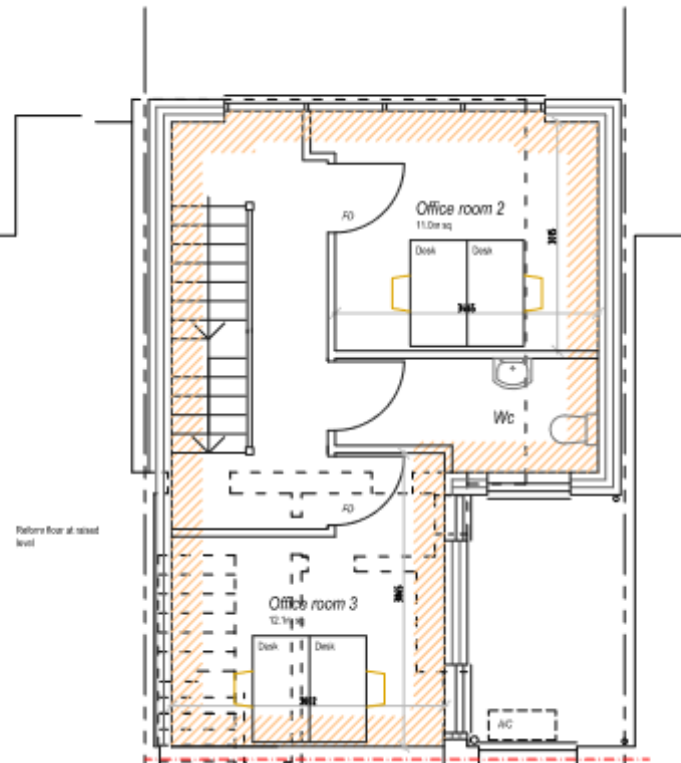
James Hawley
01273 672999 | 07935 901 877
james@eightfold.agency

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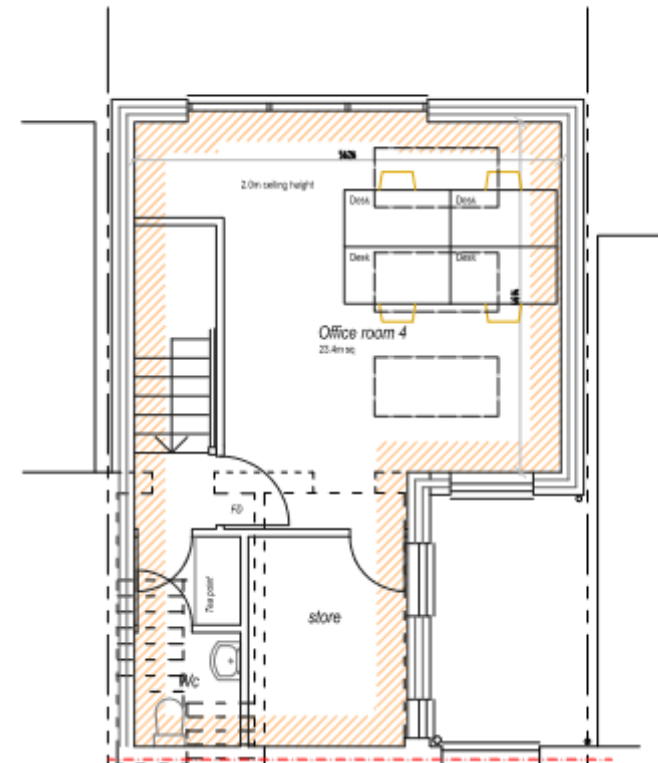
Floorplans (not to scale)



Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan