



**SHW**

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**OFFICE – 2,000 – 6,000 SQ FT (185.5 – 556.5 SQ M)**

**Lyon Close, Hove, East Sussex, BN3 1SF**

**LOCATION**

The site is located in the Seven Dials area, approximately 1.4 miles north west of Central Brighton which provides a vibrant and diverse range of city centre amenities. Central Hove is located approximately 0.7 miles to the west. The sea front is approximately 0.7 miles south.

The site is well located for both Brighton mainline railway terminus and Hove station. Brighton & Hove has good transport connections, the A23 connects to the M23 motorway and provides dual carriageway access to the national motorway network. Hove railway station is located 0.7 miles to the west providing direct services into London Victoria every 30 minutes and frequent access to Central Brighton.

**DESCRIPTION**

The available accommodation is 6,000 sq ft of prime shell commercial space is available for immediate lease. Located in a high-demand area, this versatile property offers a rare blank-canvas opportunity for businesses to design and execute a bespoke fit-out. The landlord is offering maximum flexibility by entertaining offers for the entire 6,000 sq ft space, a double split occupation (approx. 3,000 sq ft each), or a triple split (approx. 2,000 sq ft each). The property is marketed strictly on an "as-is" basis, inviting tenants to complete the fit-out to their exact business requirements.

**ACCOMMODATION (IPMS 3)**

|              | SQ FT        | SQ M         |
|--------------|--------------|--------------|
| Unit 1       | 2,000        | 185.5        |
| Unit 2       | 2,000        | 185.5        |
| Unit 3       | 2,000        | 185.5        |
| <b>TOTAL</b> | <b>6,000</b> | <b>556.5</b> |

Subject to Final Measurement

**AMENITIES**

- 7 x allocated parking spaces

**RENT**

On application.

**RATES**

To be assessed.

**VAT**

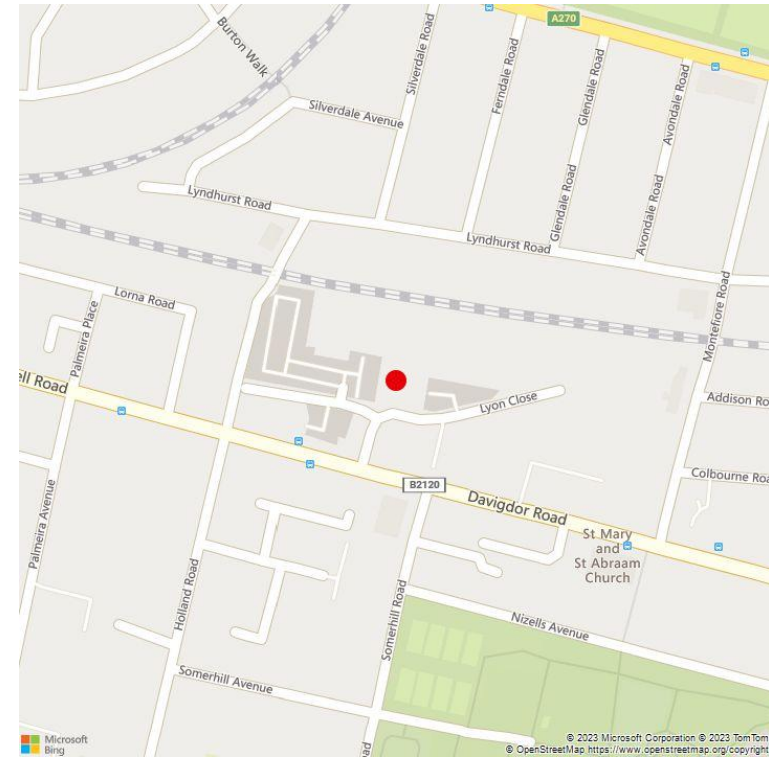
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.

**VIEWINGS – 01273 876 200**

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