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TO LET

OFFICE – 1,700 SQ FT (157.93 SQ M)
77 Holland Road, Hove, East Sussex, BN3 1JN

DESCRIPTION

77 Holland Road is a newly developed, self contained office benefitting from private and on-street parking. The layout provides an option for multi-use space for multiple Class E businesses.

The building has a BREEAM rating of "Very Good" as the building offers strong sustainability credentials and energy efficiency. The unit is fitted with an air source heat pump and LED lighting, W/C's and a kitchenette

LOCATION

Holland Road is in central hove leading from the seafront (Kingsway). The property sits in a highly accessible part of Hove, positioned between the seafront and close to Palmeira Square and all key amenities around Western Road and Church Road, making it close to shops, restaurants, and transport links.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Office	1,700	157.93

AMENITIES

- 2 car parking spaces
- Kitchenette
- Open plan office space
- WCs
- Front court-yard
- LED lighting
- BREEAM "Very Good"

RENT

£30 per sq ft

RATES

To be assessed

VAT

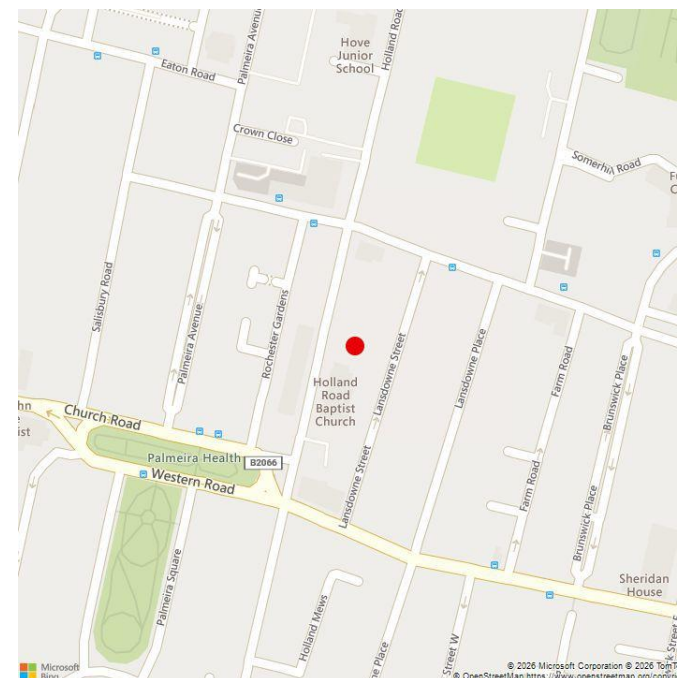
VAT will be chargeable on the terms quoted.

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 876200**

Emma Ormiston

t: 01273 876203

e: eormiston@shw.co.uk

Lewis Austin

t: 01273 876209

e: laustin@shw.co.uk



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