GRAVES SON & PILCHER

To Let

Central Hove Office

1st, 2nd & 3rd Floors

119 Church Road, Hove, BN3 2AF

Office

TO LET

1,574 sq ft

(146.23 sq m)

- 3 Floors
- Own entrance on Church Road
- Will be redecorated before new occupation
- Recent refacing and roof works carried out
- Attractive building with period features and large full height windows
- Gas boiler & central heating

1st, 2nd & 3rd Floors, 119 Church Road, Hove, BN3 2AF

Summary

Available Size	1,574 sq ft
Rent	£23,000 per annum
Rateable Value	£22,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (114)

Description

A great opportunity to occupy accommodation in central Hove which could be suitable for a variety of commercial users. The premises comprise office accommodation over 1st, 2nd & 3rd floors with entry on the ground floor with it's own entrance from Church Road. The office has 2 w/c facilities and kitchen, the layout is 2 rooms per floor, giving 6 office/meeting rooms overall. The large rooms at the front of the building are south facing and flooded with natural light. An intercom serves the building with a buzzer system in the porch. The offices will be redecorated when the tenant departs.

Accommodation

The accommodation comprises the following areas:

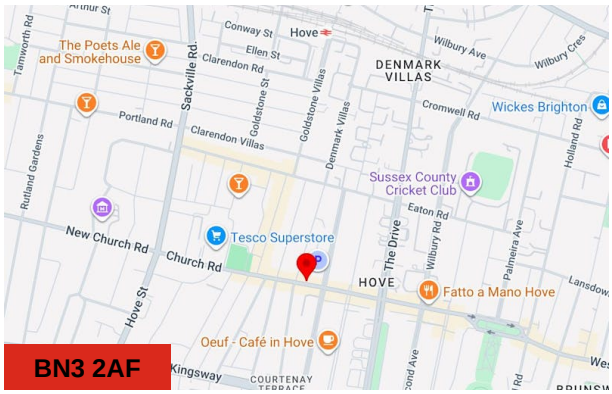
Description	sq ft	sq m
First Floor	520	48.31
Second Floor	534	49.61
Third Floor	520	48.31
Total	**1,574**	**146.23**

Location

The offices occupy a prominent position on Church Road in the heart of Hove, directly above the well-known Paris Wine Bar. The surrounding area is home to a wide range of established occupiers, including independent retailers, cafes, restaurants, bars, professional services and local amenities, all benefitting from the strong footfall and vibrant commercial environment that Church Road is renowned for. The location provides excellent access to both Hove and Brighton city centers, with a variety of amenities within easy walking distance. Hove railway station is approximately 0.5 miles away and offers regular rail services to London, Gatwick Aiport, Brighton, and destinations across Sussex.

Terms

A new full repariing & insuring lease for a term to be agreed at a commencing level of £23,000 per annum exclusive, subject to rent reviews at appropriate intervals. Each party to be responsible for their own legal fees. The property may be elected for VAT and therefore VAT may be payable on the terms quoted.



Viewing & Further Information

James Bryant
01273 267245
jb@gsp.uk.com

Erin Mann
01273 321 123
em@gsp.uk.com

Graves Son & Pilcher for themselves, and for the vendor or lessors of this property whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.
Generated on 04/08/2026