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Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers

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ATTRACTIVE CORNER OFFICES – 1,001ft²/93m² TO LET



127A CHURCH ROAD, HOVE, BN3 2EA

Situated in this well established business thoroughfare close to the George Street shopping area and at the junction of Hova Villas. The Norton Road public car park is nearby.

The suite is arranged over 2 floors with a self-contained entrance from Hova Villas. The suite has been refurbished with new carpets, has been redecorated and has the benefit of central heating, CAT II lighting, window blinds and alarm system.

First Floor	3 offices + store WC	in all	508ft² / 47.19m²
Second Floor	3 offices + large landing area WC	in all	493ft² / 45.80m²
Total Floor Area			1,001ft² / 92.99m²

All measurements are approximate

Services not tested

Rateable Value: £10,250

The premises are **TO LET** on a new sublease for a term to be agreed at a rent of **£13,000 per annum** exclusive.

Viewing by appointment with **SOLE LETTING AGENTS, GRAVES SON & PILCHER LLP**



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Energy Performance Certificate

Non-Domestic Building



127a, Church Road
HOVE
BN3 2AE

Certificate Reference Number:
0230-0832-7939-9427-1006

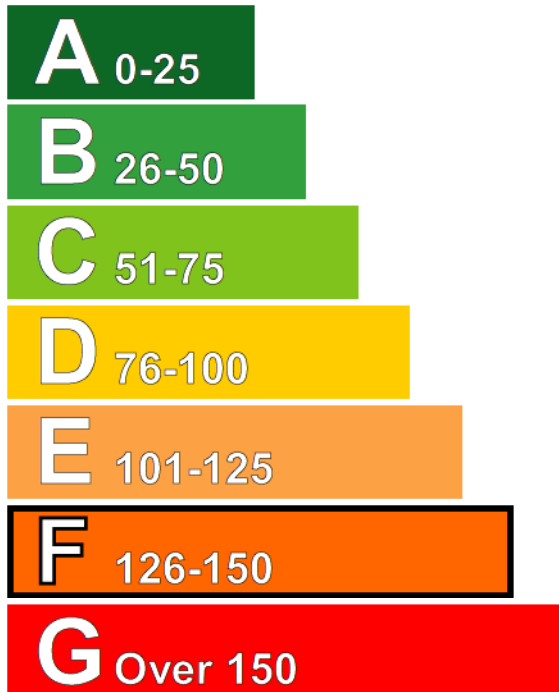
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ **130** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	137
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	84.29

Benchmarks

Buildings similar to this one could have ratings as follows:

