

SHW

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PROPERTY
WORK**

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TO LET

OFFICE – 588 – 1,433 SQ FT (54.6 – 133.1 SQ M)

27 Palmeira Mansions, Church Road, Hove, East Sussex, BN3 2FA

LOCATION

Palmeira Mansions is situated in the commercial centre of Hove, overlooking Palmeira Square Gardens. The property is located approximately two miles to the west of Brighton commercial centre. Hove mainline railway station is within walking distance, approximately 0.9 miles to the north west.

DESCRIPTION

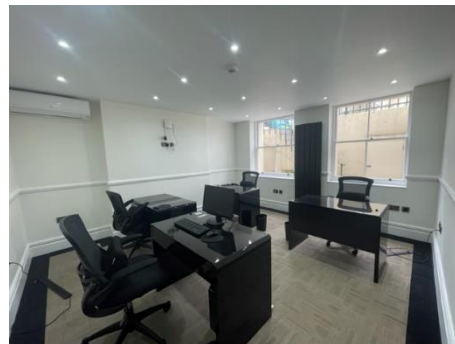
Impressive Grade II Listed office accommodation forming part of the Palmeira Mansions Terrace. The accommodation provides prestigious office space on the lower ground and 4th floor which has been refurbished to an exceptionally high standard.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Lower Ground Floor	845	78.5
Fourth Floor	588	54.6
TOTAL	1,433	133.1

VAT

VAT will be charged on the terms quoted.



AMENITIES

- Exceptionally high specification
- Cat6e data points with ultra fast fibre broadband connectivity upto 1GB
- Air conditioning
- LED Spot Lighting
- Full IP video Intercom system
- Digital fob entry system
- Internal and external CCTV
- Private kitchen/WC Facilities
- Dedicated entrance for the lower ground floor

RENT

Lower Ground Floor - £25,500 per annum exclusive
 Fourth Floor - £19,500 per annum exclusive

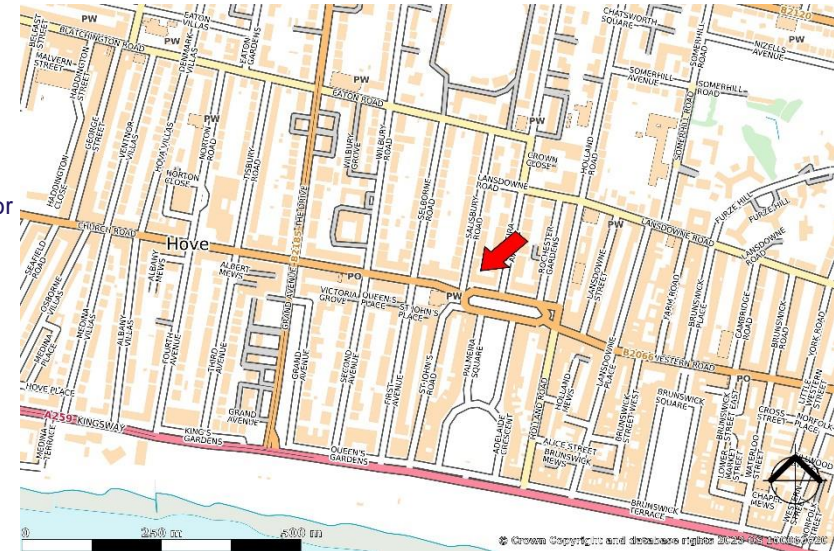
BUSINESS RATES - (potential for small business rates relief)
 Lower Ground Floor - £7,500
 Fourth Floor - £1,825

LEGAL COSTS

Each party to be responsible for their own legal costs

EPC

The property has an EPC rating of C.



VIEWINGS – 01273 876 200

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