



**MAKING
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TO LET

OFFICE – 3,017 – 9,902 SQ FT (280.3 – 920.0 SQ M)

The Tate Offices, Sussex Cricket Ground, Eaton Road, Hove, East Sussex, BN3 3AN

LOCATION

Positioned in the heart of Hove, this brand new three storey office accommodation is situated at the main entrance to the 1st Central County Ground.

Hove has excellent transport links, regular, direct train services to London Victoria (80 mins) and Gatwick (30 mins), as well as up to six trains per hour running to Worthing (16 mins), Portsmouth (60 mins) and Eastbourne (56 mins). The A27 and A23 are easily accessible by car and public transport links within the city are frequent and reliable.

DESCRIPTION

The Tate offices provide a unique opportunity to lease the whole or a floor of a state-of-the-art office building within the prestigious Sussex County Cricket Ground.

The established location is poised for further regeneration, promising an even more enriched environment for any business operations.

ACCOMMODATION (IPMS 3)

	SQ FT	SQ M
Ground Floor	3,017	280.3
1st Floor	3,433	319.0
2nd Floor	3,452	320.7
TOTAL	9,902	920.0

AMENITIES

- New Build Grade A office building
- Energy efficient Air Conditioning system
- LED lighting
- Rased floors
- WC facilities
- Brand-new accommodation with wide aspect glass facade
- Built to highly efficient, sustainable standards
- Allocated on-site parking
- Ground Floor public house/restaurant adjacent
- Area to be further enhanced to include purpose-built five-star conference facility.

RENT

£26.50 per sq. ft exclusive

RATES

To be assessed.

VAT

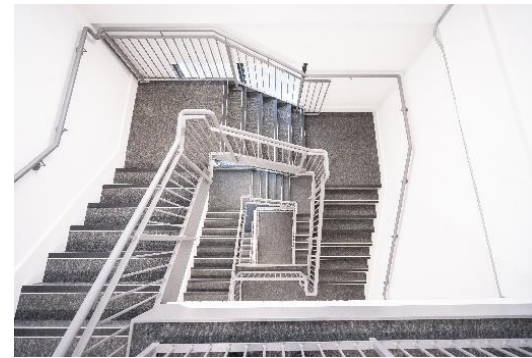
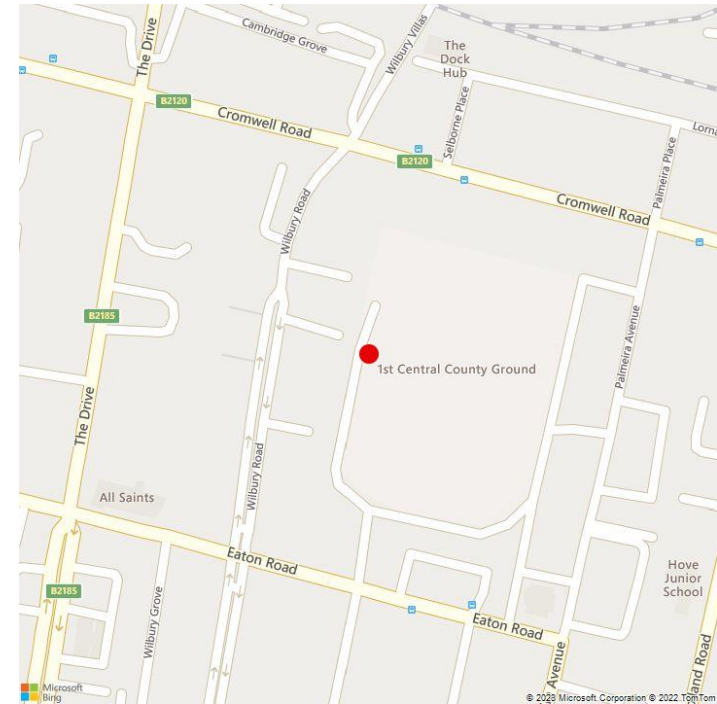
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



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