



## **OFFICE SUITE, UNIT 26 TURNER PLACE, HOVE, EAST SUSSEX, BN3 5GF**

- **GROUND FLOOR NEW BUILD OFFICE SUITE TO LET**
- **LOCATED IN A MODERN NEW DEVELOPMENT**
- **AVAILABLE ON FLEXIBLE TERMS**
- **293 SQ FT (27.22 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS



## Location

Turner Place is located on School Road Hove, just off of the busy thoroughfare of Portland Road.

School Road has seen significant change over the last 10 years, with a number of regeneration projects improving the area locally. Adjoining School Road is Portland Road, which is a busy thoroughfare connecting Portslade to the West along to Hove in the East.

Portland Road is home to an array of independent retailers, cafes & pubs as well as national stores such as Sainsburys Local & the Co-Op.

The area has the benefit of three mainline stations within a mile which are Aldrington (0.6 miles), Portslade (0.8 Miles) & Hove (1 mile) offering services along the coast & into London.



## Description

The suite forms part of a modern brand new open office, formed on the ground floor. The office is fitted out to a modern specification. The specification includes: Air Conditioning, raised floor, suspended ceiling with inset LED lighting, Double glazing, and carpeting. There is shared use of a kitchenette, meeting room (upon booking), reception and W/Cs.

## License Terms

The rent is inclusive of costs of heating, electricity, buildings insurance, repairs and cleaning of the common parts of the building of offices suites. Licence on on flexible terms.

## Current Availability and Quoting Rent

The office suites have been measured on a net internal area basis. Please note current availability and quoting rents below. The rent is inclusive of heating and lighting but exclusive of business rates.

Suite	Sq m	Sq ft	Rent
Room 1	27.22 m <sup>2</sup>	293 Sq Ft	£855 per calendar month

## Business Rates- Small Business Rates Relief

To be assessed.  
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. Small business rates relief will be applicable for eligible businesses.

## Parking

There is one visitor parking space for shared usage. We would recommend contacting Brighton & Hove City Council to discuss business parking permits in the area.

<https://www.brighton-hove.gov.uk/parking/parking-permits/business-parking-permits>

**EPC**

The EPC rating is B 27.

**VAT**

VAT is NOT chargeable on the rent.



Shared use of reception and meeting room.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS**

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