

A photograph of a modern, multi-story building with a mix of brick and grey paneling. Large windows on the ground floor are covered with 'Glaspro' protective film. Balconies on upper floors have metal railings. In the foreground, there are wooden planters with small green plants and wooden benches on a paved sidewalk. A tree is visible on the right side of the frame.

TO LET

Lower ground floor studio - Class E / Leisure unit
Forming part of the Hove Gardens development near Hove Station
2,243 sq ft (208.37 sq m)
Hove Gardens, Ellen Street, Hove, BN3 3LN

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

LOCATION

Hove Gardens is conveniently located adjacent to Hove station and comprises 216 high quality Built-to-Rent apartments as well as Foundry Hove, providing 20,000 sq ft of co-working, office and studio space.

The apartments are stabilised and home to approximately 400 residents alongside Foundry Hove's existing 238 members, with further capacity to grow.

The property is within walking distance of the seafront and Church Road, the principal retail and restaurant thoroughfare, providing a vibrant selection of boutique shops, cafés, restaurants and bars.

The unit is located at the East side of the development on Ethel Street, which runs parallel with Goldstone Villas, a popular thoroughfare host to a variety of independent businesses including Small Batch Coffee Roasters and Tongue and Grove.



DESCRIPTION

The property is accessed via an entrance from Ethel Street and comprises ground floor reception / entrance area, with fitted shower and toilets, leading to the main lower ground studio area. The current configuration suits a leisure occupier but has potential for a variety of uses under Class E. Alternative uses will also be considered (STNC).

ACCOMMODATION (NIA)

	SQ FT	SQ M	Floor to ceiling
Lower ground studio	1,600	148.67	4.47 m
Ground floor reception	643	59.73	3.35 m
TOTAL	2,243	208.37	

TENURE

A new effective full repairing and insuring lease by way of service charge.

RENT

Terms to be agreed at a commencing rent of **£25,000 Per annum exclusive**, subject to rent reviews at the appropriate intervals.

LEGAL COSTS

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

RATES

The rateable value is to be assessed.

SERVICE RENT

The current service rent for the commercial will be £3 psf and will be subject to index linked reviews.

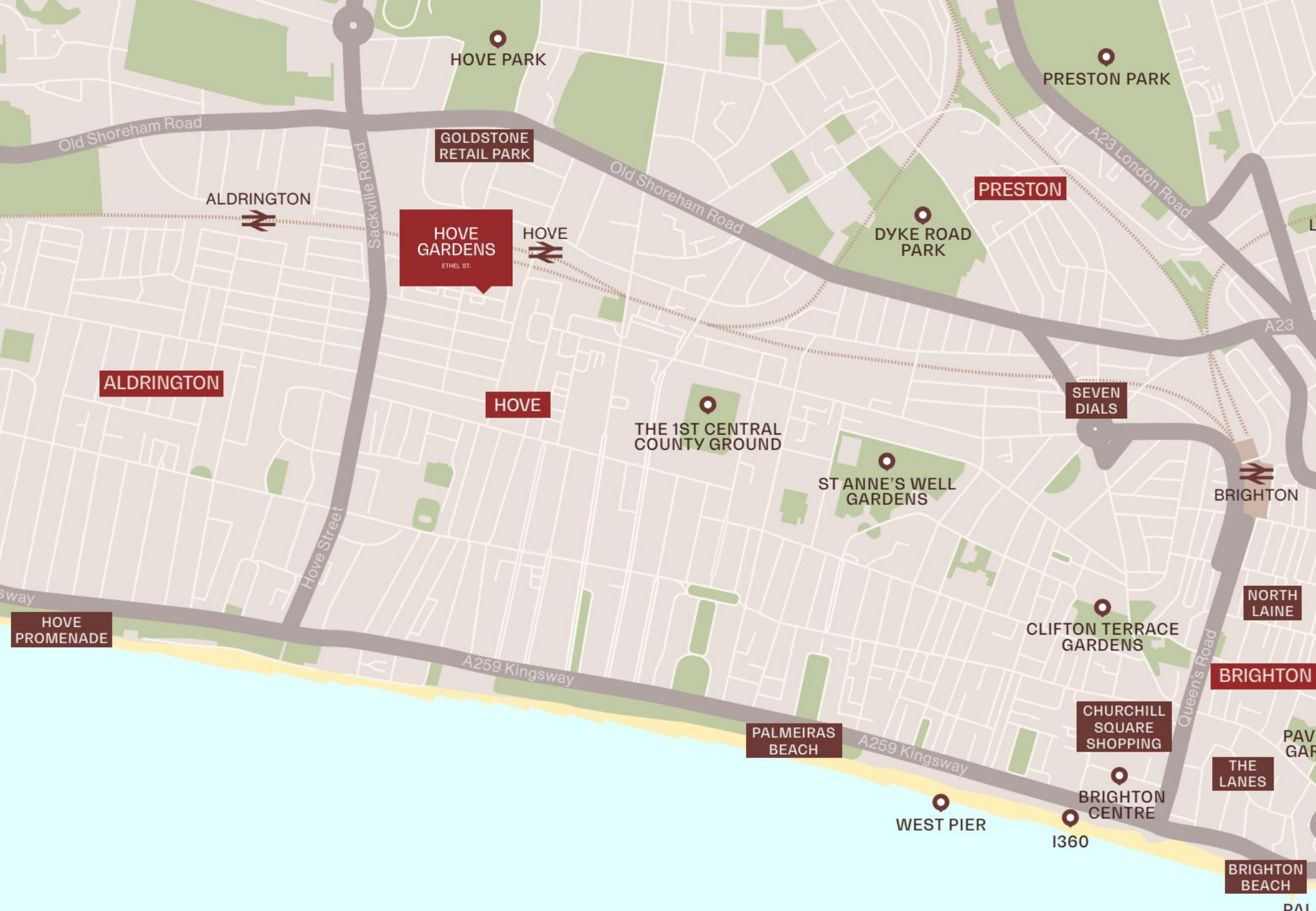
VAT

VAT will be chargeable on the terms quoted.

EPC

A





HOVE PARK

PRESTON PARK

GOLDSTONE
RETAIL PARK

ALDRINGTON

HOVE
GARDENS
ETHEL ST.

HOVE

PRESTON

DYKE ROAD
PARK

ALDRINGTON

HOVE

THE 1ST CENTRAL
COUNTY GROUND

SEVEN
DIALS

ST ANNE'S WELL
GARDENS

BRIGHTON

NORTH
LAINE

CLIFTON TERRACE
GARDENS

BRIGHTON

CHURCHILL
SQUARE
SHOPPING

THE
LANES

BRIGHTON
CENTRE

I360

WEST PIER

BRIGHTON
BEACH

Old Shoreham Road

Sackville Road

Old Shoreham Road

A23 London Road

A23

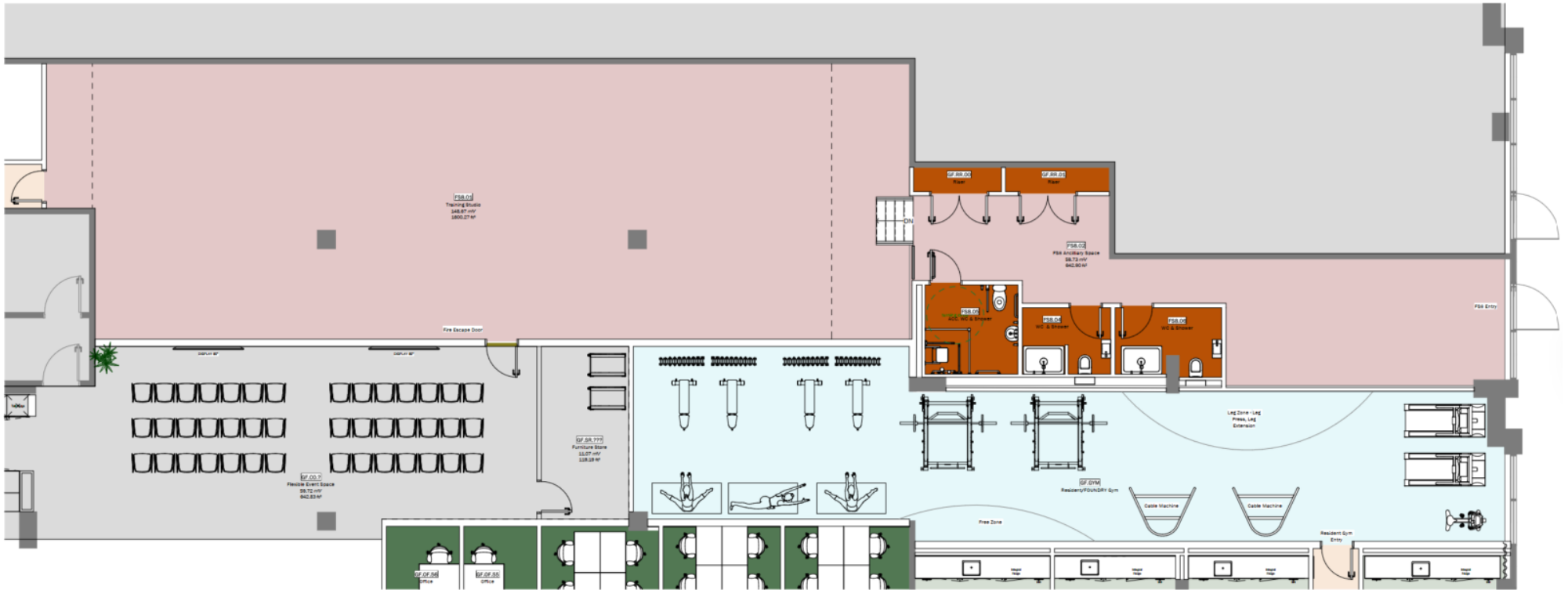
Hove Street

A259 Kingsway

A259 Kingsway

Queen's Road

FLOOR PLANS



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