

**OPEN PLAN
 FUNKY BOHO OFFICES/D1 SPACE
 TO LET**

Ground Floor, 2 Osmond Road, Hove, BN3 1TE

LOCATION:

The space is accessed via a gated courtyard from Osmond Road, a short walk from the popular Seven Dials where Small Batch, Hartleys & Muraski are situated. The immediate area is predominantly residential however it is only a short walk away from both Brighton Station & the City Centre.



DESCRIPTION:

Ground floor premises accessed via a communal gated courtyard. The space has been fitted to a high specification with sensored LED lighting, Catt 5 cabling, carpeting, WC, shower room and air conditioning to be installed upon completion.



ACCOMMODATION:

The accommodation has the following approximate dimensions and areas.

	IMPERIAL	METRIC
Office/D1 Space	1,195 sq ft	111 sq m
Parking		
Spaces are available by way of a separate licence at a cost of £100 pcm per space.		

LEASE:

Available by way of a new effective full repairing and insuring lease for a minimum term of 3 years.

RENT:

£27,000 per annum exclusive of rates, VAT and all other outgoings.

RATES:

To be re-assessed.

PLANNING:

We understand that the previous use of the property was D1 having previously been a hall. On 22 August 2017 (BH2017/0188) planning was granted for office use however this has not yet been activated, so we understand either use can apply.

ENERGY PERFORMANCE CERTIFICATE:

Certificate Reference Number: 0270-0638-6780-2002-9096

The energy efficiency rating for this property is F 137.

A full copy of the EPC can be viewed at:

www.ndepcregister.com

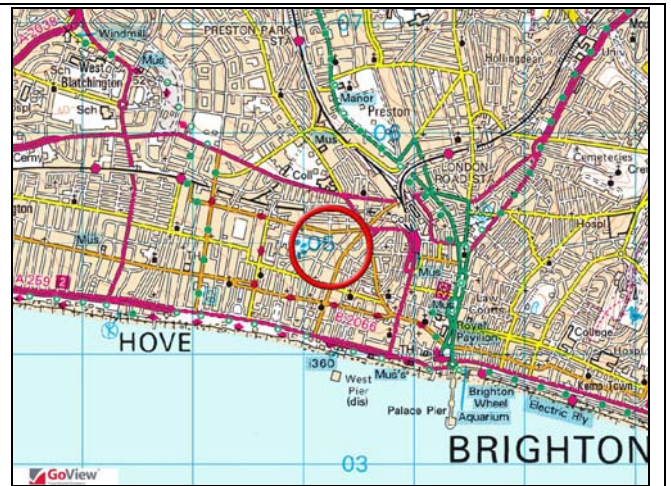
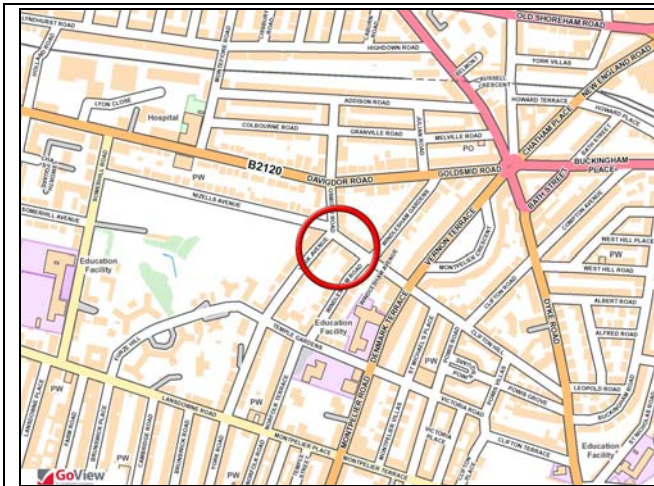
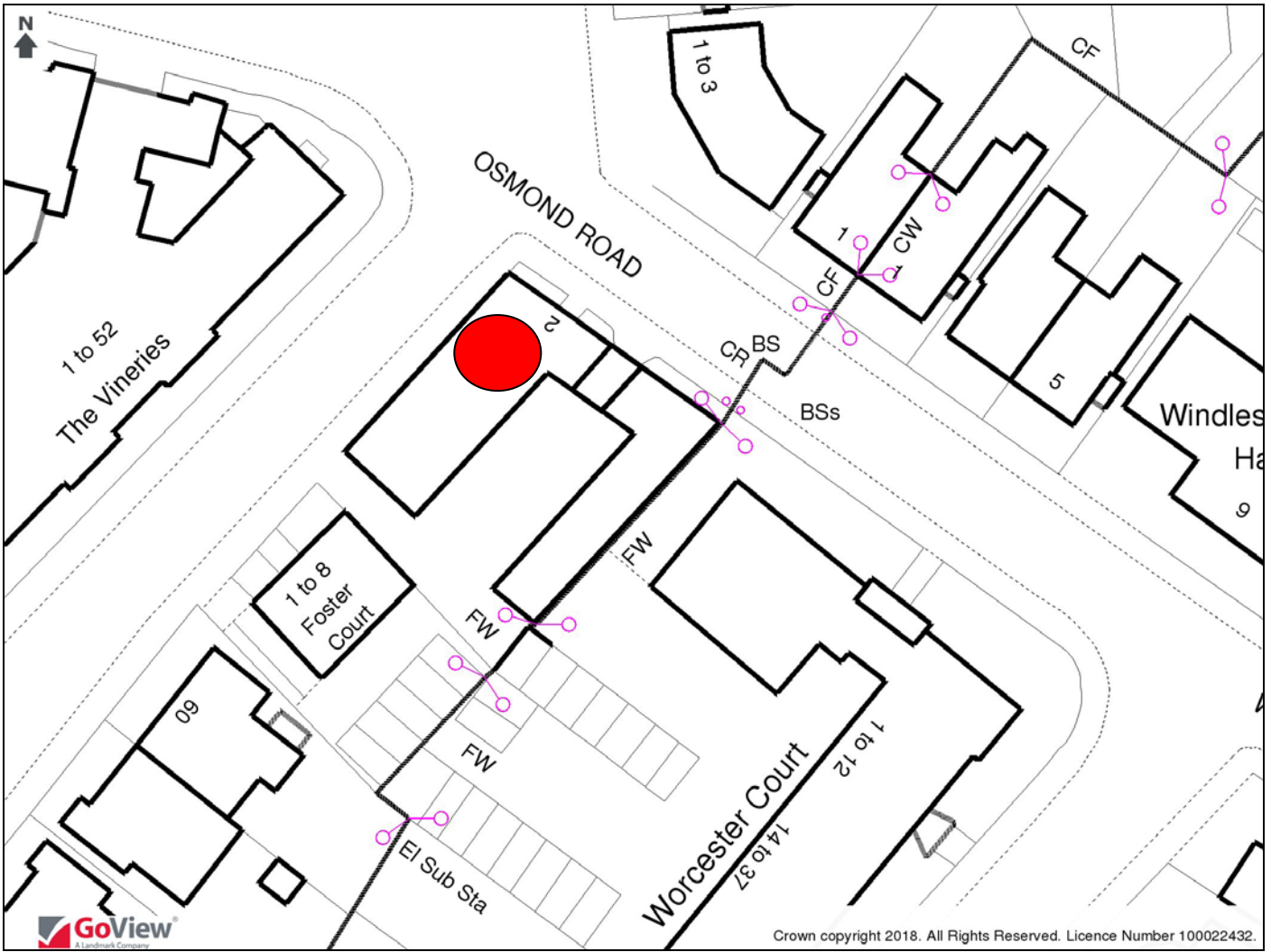
LEGAL COSTS:

The Tenant to make a contribution of £1,000 plus VAT towards the Landlord's legal fees at the outset before legal works commence.

VIEWING:

By prior appointment through sole agents Carr and Priddle on **01273 208010**.

GROUND FLOOR, 2 OSMOND ROAD, HOVE, BN3 1TE



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