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Unit 5, The Martlet Offices, Sussex County
Cricket Club, Hove, BN3 3AN

TO LET: MODERN OFFICE WITH SECURE PARKING IN THE SUSSEX COUNTY
CRICKET CLUB

LOCATION



Nestled within the esteemed Sussex County Cricket Club, renowned for its legacy of professional cricket at the Eaton Road location since 1872. Beyond its cricket heritage, the grounds boast an assortment of amenities, including a fully equipped gymnasium, a top-notch fitness centre, a specialised physiotherapy clinic, an indoor cricket school, the brand-new Tate Residences (comprising 37 residential apartments) and Offices (circa 13,000 sq ft) sitting atop the recently renovated 'The Sussex Cricketer' pub, various smaller office spaces, as well as versatile meeting rooms and seminar facilities. Abundant parking facilities are available for clients and visitors at all times, with the exception of match days.

Positioned in the heart of Hove, the grounds enjoy a prime location with the main entrance accessible from Eaton Road and a brief stroll away from the bustling commercial hub of Church Road. Moreover, the convenience extends to transportation, with Hove station located less than half a mile away.

Description

Step into the realm of professional sports and become part of the vibrant hub that is home to the Sussex Sharks. Experience a distinctive and contemporary business environment featuring established office units known as 'The Martlets'.

Key Features

- Rent all-inclusive of electricity, water, building insurance and service charge
- Located at the Sussex County Cricket Ground
- 2 Secure car parking spaces available
- New lease

Accommodation

Established offices present contemporary ground floor accommodation within a distinctive setting that overlooks the County Cricket Ground venue.

Total Accommodation: 678 sq ft (63 m2)

(All quoted gross internal areas exclude WC)

Amenities

- Each Martlet office will have an exclusive small terrace area with pitch-facing views.
- Two allocated on-site parking spaces.
- Visitor parking – specific arrangements are required on match days.
- White UPVC double-glazed doors and windows.
- Fully insulated units.
- Factory fitted with lighting, power and heating.
- Air conditioning units.
- Carpeted with decorated finish to walls and ceilings.
- Modern fitted kitchen units.
- WC and wash hand basin.
- Telecoms – phone and data connection will be the responsibility of the incoming tenant.
- Area to be further enhanced as part of a proposed master plan with purpose-built five-star conference facility and improved cricket facilities.

Lease

A new lease is to be granted outside the provisions of the Landlord & Tenant Act 1954 (as amended) for a term of up to 5 years.

Commencing Rental: £24,000 per annum, exclusive (to include rent, electricity, water, building insurance and service charge).

Rent Review



By negotiation.

Repairing Liability

Full Repairing & Insuring.

Business Rates

Local Authority: Brighton & Hove City Council

- Description: Offices and Premises
- Current Rateable Value (1 April 2023 to present): £20,500

VAT

VAT is to be charged on the quoting terms.

Legal Fees

Each party is to pay their own legal costs.

Viewing Arrangements

Strictly via prior appointment through joint sole agent Graves Jenkins (t: 01273 701070).









GET IN TOUCH
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