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The Office, 34 Kingsthorpe Road, Hove,
BN3 5HR

FOR SALE: QUALITY AND PROFESSIONAL OFFICES WITH MULTIPLE
SECURE PARKING

LOCATION



The Office, Kingsthorpe Hove is strategically situated in West Hove, nestled between Old Shoreham Road and Portland Road. This prime location is surrounded by a dense residential community and a diverse array of independent and national retailers on Portland Road, one of Hove's main commercial thoroughfares.

The new development provides excellent connectivity, with convenient access to Aldrington, Portslade, and Hove railway stations. Local bus services offer easy routes to Brighton City Centre, and the property benefits from good road links to the A27, A23, and A259 Coast Road.

Description

Built-in 2017, this modern, three-storey office building offers a range of contemporary amenities and approximately seven tandem parking spaces. With an 'A' energy rating, it stands out as an excellent investment opportunity or an ideal space for owner-occupants. Its south-facing orientation and prime location in the heart of Hove make it perfect for strategic business operations.

Key Features

- Quality & Professional Office
- Ideal Investment or Owner Occupation
- Exclusive 'Tandem' Parking up to 7 Cars
- A - Energy Rating

Accommodation

Self-contained, end-of-terrace office building with exclusive rear 'tandem' parking area for up to seven cars and allowing for the following floor areas:

Ground Floor: 890 sq ft (82.7 m²)

First Floor: 357 sq ft (33.2 m²)

Second Floor: 395 sq ft (36.7 m²)

Total Office Accommodation: 1,642 sq ft (152.6 m²)

Amenities

- Secure yard/patio area from ground floor offices.
- South facing balcony from second floor office.
- Fully carpeted throughout
- Double-glazed white powder-coated aluminium windows
- Perimeter trunking
- PIR ceiling-mounted strip lighting
- Galley kitchen facilities
- Underfloor central heating system (Ground Floor)
- Gas-fired central heating system (First and Second Floor)
- Fully integrated fire detection system with emergency lighting
- Security alarm system
- Ample natural light
- Modern-style doors and joinery
- Up to 7 rear 'tandem' car parking spaces
- Cycle rack in the yard
- Modern WC facilities

Price



Guide Sale Price - £540,000 (Five Hundred and Forty Thousand Pounds).

Subject to Contract and full vacant possession.

Business Rates

- Local Authority: Brighton & Hove City Council
- Description: Offices and Premises
- Current Rateable Value (1 April 2023 to present): £22,250

VAT

The property is elected for VAT, therefore VAT will be chargeable on the terms quoted.

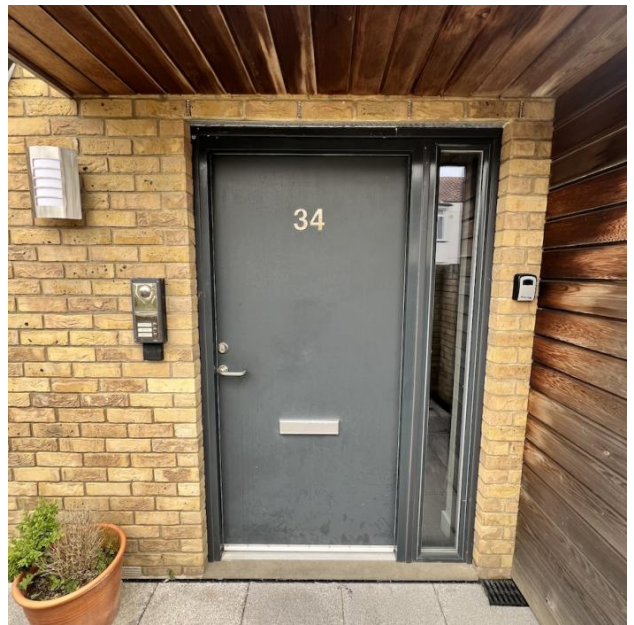
Legal & Professional Fees

Each party is to pay their own legal and professional costs.

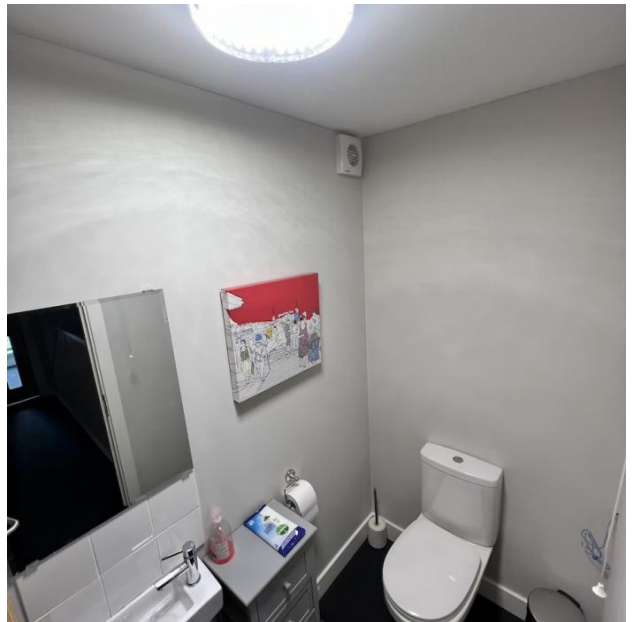
Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).

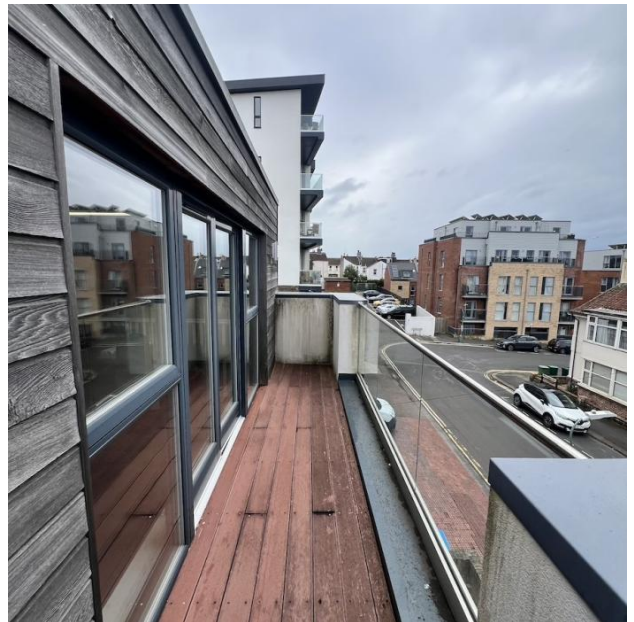














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